

Consultation Summary

Surf Park Stage 2



Urban & Environmental

Iwi Consultation Summary



Urban & Environmental

Summary of Iwi Consultation

Summary

All Iwi listed in Auckland Council's mana whenua consultation website were contacted on the 10 October 2022 during preparation of the Stage 1 Auckland Surf Park Community application that was consented via the COVID-19 Recovery (Fast-track Consenting) Act 2020 (apart from Ngāti Tamaterā Treaty Settlement Trust who were included in the Noticed of Decision for referral received by Hon David Parker and subsequently contacted on 17/05/2023). Of the 13 iwi groups contacted:

Were Interested:

- Ngāti Manuhiri
- Te Kawerau a Maki
- Ngāti Whanaunga
- Te Rūnanga o Ngāti Whātua

Didn't respond:

- Ngāti Maru
- Ngāti Paoa
- Ngāi Tai ki Tāmaki
- Ngāti Te Ata
- Te Ākitai Waiohū
- Ngātiwai
- Ngāti Whātua o Kaipara
- Ngāti Tamaterā
- Ngāti Whātua Ōrākei

All iwi were contacted as a part of the Stage 1 application were contacted on 26/11/2024 during preparation of the Stage 2 application. Of the 13 iwi groups contacted:

Were Interested:

- Ngāti Manuhiri

Didn't respond:

- Te Kawerau a Maki
- Ngāti Whanaunga
- Te Rūnanga o Ngāti Whātua
- Ngāti Maru
- Ngāti Paoa
- Ngāi Tai ki Tāmaki
- Ngāti Te Ata
- Te Ākitai Waiohū
- Ngātiwai
- Ngāti Whātua o Kaipara
- Ngāti Tamaterā
- Ngāti Whātua Ōrākei

Overview of Specific Correspondence

Iwi	Summary of Communications	Expressed Interest?
Ngāti Maru Ngāti Maru Rūnanga Trust office@ngatimaru.iwi.nz	- B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	No (no response ever received)
Ngāti Pāoa Ngāti Paoa Trust Board NPTB@ngatipaoatrustboard.co.nz	- B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	No (no response ever received)
Ngāi Tai ki Tāmaki Ngāi Tai ki Tāmaki Tribal Trust kaitiaki@ngaitaitamaki.iwi.nz / s 9(2)(a)	- B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	No (no response ever received)
Ngāti Te Ata Ngāti Te Ata taiao@ngatiteata.iwi.nz	- B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	No (no response ever received)
Te Ākitai Waiohua Te Ākitai Waiohua Iwi Authority kaitiaki@teakitai.com	B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received.	No (no response ever received)

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Napier | Wellington | Christchurch | Queenstown

Iwi	Summary of Communications	Expressed Interest?
jeff-lee@xtra.co.nz	B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	
Ngātiwai Ngātiwai taiaoadmin@ngatiwai.iwi.nz	- B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	No (no response ever received)
Ngāti Whātua o Kaipara Ngā Maunga Whakahii o Kaipara Development Trust tetaritaiao@kaiparamoana.com	- B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	No (no response ever received)
Ngāti Manuhiri Manuhiri Kaitiaki Charitable Trust kaitiaki@ngatimanuhiri.iwi.nz	- B&A sent initial email on 10/10/2022 with overview of proposal and invitation to be further involved, requesting a response by 04/11/2022. - Te-Ao Rosieur responded on 10/10/2022 advising Ngāti Manuhiri wish to engage providing a fee proposal and to complete a site visit. - Courtney Shaw attended the on-site Hui on 06/12/2022 on behalf of Ngāti Manuhiri and provided confirmation of involvement. Ngāti Manuhiri was invited to join a monthly hui online starting in early 2023. - Courtney Shaw sent an email 20/02/2023 advising a CIA will be expected. - Delma Okane attended the first monthly online Hui on 21/04/2023 on behalf of Ngāti Manuhiri. Due to resourcing constraints Delma O’Kane advised they were happy to support the position statement supplied by Te Kawerau a Maki and will not be submitting a CIA. - Ngāti Manuhiri did not attend the second monthly online hui on 19/05/2023. - B&A sent an email 10/05/2023 to confirm Ngāti Manuhiri’s position.	Yes

Iwi	Summary of Communications	Expressed Interest?
	- Delma Okane responded 11/05/2023 confirming Ngāti Manuhiri were happy to support the position statement supplied by Te Kawerau a Maki and considering the plan is to engage regularly and work together for the foreseeable future will not be submitting a CIA. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. - Helayna responded on 31/11/2024 advising Ngāti Manuhiri wish to engage providing terms of engagement. - Ngāti Manuhiri were invited to the site blessing on 3/12/24. - B&A responded on 23/1/25 confirming the applicant accepted the terms of engagement and invited Ngāti Manuhiri to a hui to discuss the proposal. - No response was received. Engagement is considered to be on-going and will continue in parallel to the application.	
Te Kawerau a Maki Te Kawerau Iwi Tiaki Trust tiaki@tekawerau.iwi.nz	- B&A sent initial email on 11/10/2022 with overview of proposal and invitation to be further involved, requesting a response by 04/11/2022. - Edward Ashby responded on 21/10/2022 advising Te Kawerau a Maki wish to be engaged, provided a fee proposal and requested a site visit. - Edward Ashby attended the on-site Hui on 23/01/2023 on behalf of Te Kawerau a Maki and provided confirmation of involvement. Te Kawerau a Maki were invited to join a monthly hui online starting in early 2023. - Edward Ashby attended the first monthly online Hui on 21/04/2023. - Edward Ashby did not attend the second monthly online hui on 19/05/2023. - A cultural advice memo was provided on the 4th April. The memo advised Te Kawerau a Maki consider it necessary to undertake a formal CIA but do not have capacity to complete this within a reasonable timeframe. The memo advise they do not oppose the development and included recommended mitigations and conditions. - B&A sent an email on 24/05/2023 to confirm if a CIA is being prepared, or if Te Kawerau a Maki were satisfied with the approach to continue engagement on the proposal. - Edward Ashby responded on 24/05/2023 confirming a CIA would not be prepared.	Have only expressed interest in Stage 1.

Iwi	Summary of Communications	Expressed Interest?
	- Te Kawerau a Maki were invited to the site blessing on 3/12/24. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. Engagement is considered to be on-going and will continue in parallel to the application.	
Ngāti Whātua Ōrākei Ngāti Whātua Ōrākei tokitaiao@ngatiwhatuaorakei.com	- B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	No
Te Rūnanga o Ngāti Whātua Ngāti Whātua Ōrākei Trust kaitiaki@ngatiwhatua.iwi.nz	- B&A sent initial email on 11/10/2022 with overview of proposal and invitation to be further involved, requesting a response by 04/11/2022. - Te Rūnanga o Ngāti Whātua responded on 11/10/2022 and requested a meeting to discuss the project. - Renata Blair attended the on-site Hui on 06/12/2022 on behalf of Te Rūnanga o Ngāti Whātua and provided confirmation of involvement. Ngāti Whātua were invited to join a monthly hui online starting in February 2023. - Renata Blair was engaged as the cultural input on the proposal. - Ngāti Whātua attended the first monthly online hui on 21/04/2023. - Ngāti Whātua attended the second monthly online hui on 19/05/2023. - B&A sent an email on 25/05/2023 to confirm if Ngati Whatua require a CIA to be undertaken. - Ihaperā Paniora responded on 7/07/2023 confirming Ngati Whatua will not be carrying out a CIA but appreciate the regular meeting minutes and may decide to engage in future if time permits. - Following approval of Stage 1, on-going discussions were held with Renata Blair to organise a site blessing. - Renata Blair and other iwi members lead the site blessing held on 3/12/24.	Have only expressed interest in Stage 1.

Iwi	Summary of Communications	Expressed Interest?
	B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. Engagement is considered to be on-going and will continue in parallel to the application.	
Ngāti Whanaunga Ngati Whanaunga Incorporated s 9(2)(a)	- B&A sent initial email on 10/11/2022 with overview of proposal and invitation to be further involved, requesting a response by 04/11/2022. - Michael Baker responded on 10/11/2022 and advised Ngaati Whanaunga wish to be engaged, providing a fee proposal and to complete a site visit. - Stuart Reata attended the on-site Hui on 06/12/2022 on behalf of Ngaati Whanaunga and provided confirmation of involvement. Ngaati Whanaunga were invited to join a monthly hui online starting in early 2023. - Ngaati Whanaunga did not attend the first monthly online hui on 21/04/2023. - Ngaati Whanaunga did not attend the second monthly online hui on 19/05/2023. - Michael Baker provided a scope of works to undertake a CIA on the 16/06/2023. B&A confirmed agreement. - Michael Baker provided the completed CIA via email on the 19/07/2023. The CIA concluded that the proposal would transform the current cultural values from very low/low to high and for this reasons Ngaati Whanaunga were very supportive of the proposal. - Ngāti Whanaunga were invited to the site blessing on 3/12/24 but did not attended. - B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. Engagement is considered to be on-going and will continue in parallel to the application.	Have only expressed interest in Stage 1.
Ngāti Tamaterā Ngāti Tamaterā Treaty Settlement Trust rma@tamatera.iwi.nz	- Ngāti Tamaterā Treaty Settlement Trust were included in the Noticed of Decision for referral received by Hon David Parker. - B&A sent initial email on 17/05/2023 with overview of proposal and invitation to be further involved, requesting a response by 7/06/2023. No response was received.	No

Iwi	Summary of Communications	Expressed Interest?
	B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received.	

Stage 2

Iwi Consultation



Urban & Environmental

From: s 9(2)(a)
To: [Manuhiri Kaitiaki Charitable Trust](#)
Cc: s 9(2)(a)
Subject: RE: Auckland Surf Park Community Stage 2
Date: Friday, 31 January 2025 3:08:47 pm
Attachments: [image001.png](#)
[image002.png](#)
[RE Milldale Fast-track Project Stages 4C 10 13.msg](#)

Hi Helayna,

I had my wires crossed and responded to you on the incorrect email chain (attached). Apologies for the confusion, I am working across both projects.

We confirm that the applicant is agreeable to the terms of engagement.

At this stage, we would like to organise an initial meeting via Teams to provide you with an overview of the Stage 2 masterplan and discuss next steps. Do you have availability next week?

As a heads up, we haven't heard back from any other iwi however we will continue to extend the Teams invite to those that engaged with us on Stage 1.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner

s 9(2)(a)

barker.co.nz



B&A Logo



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Manuhiri Kaitiaki Charitable Trust <kaitiaki@ngatimanuhiri.iwi.nz>
Sent: Monday, December 2, 2024 5:01 PM
To: Magdalena Regnault s 9(2)(a)
Subject: Re: Auckland Surf Park Community Stage 2

Kia ora

Arohamai, attached now

Ngā mihi,



HE PĀNUI TĒNĀ - CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited. Kia ora!

From: Magdalena Regnault s 9(2)(a)
Sent: 02 December 2024 16:23
To: Manuhiri Kaitiaki Charitable Trust <kaitiaki@ngatimanuhiri.iwi.nz>
Subject: RE: Auckland Surf Park Community Stage 2

Hi Helayna,

Looks like the attachment is missing. Could you please send this through, and I'll pass it on to the applicant.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner
s 9(2)(a)

barker.co.nz



B&A Logo



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Manuhiri Kaitiaki Charitable Trust <kaitiaki@ngatimanuhiri.iwi.nz>
Sent: Monday, December 2, 2024 3:20 PM
To: Magdalena Regnault S 9(2)(a)
Subject: Re: Auckland Surf Park Community Stage 2

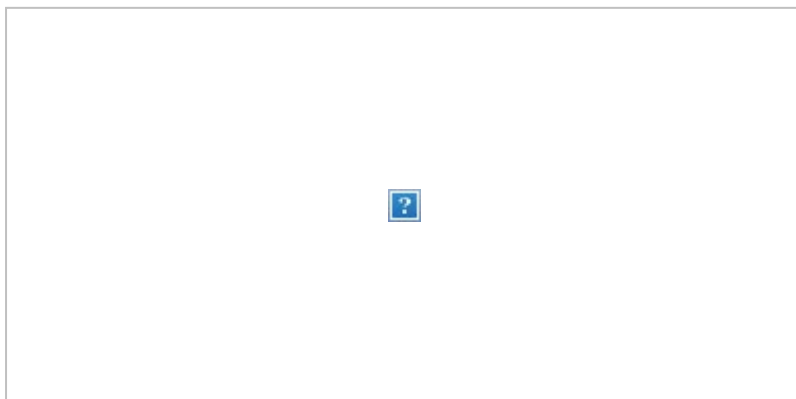
Kia ora Magdalena

Ngāti Manuhiri are interested in engaging on this next phase of works, I have attached our engagement letter for your records.

If you are in agreeance of our engagement terms you can book a site visit for the new year with one of our team to attend prior to the commencement of any cultural reporting.

[Site Visit](#)

Ngā mihi,

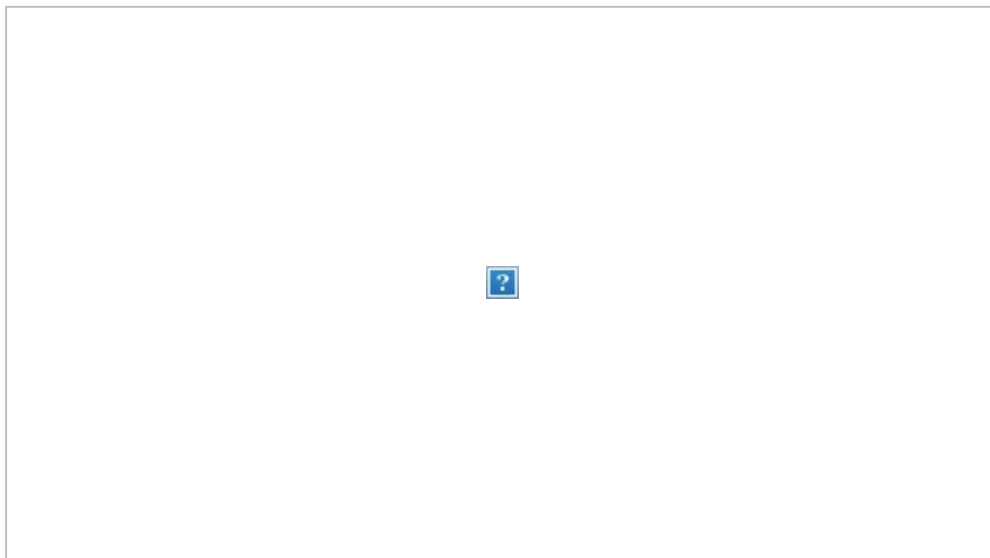


HE PĀNUI TĒNĀ - CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited. Kia ora!

From: Kaea Anderson s 9(2)(a)
Sent: 26 November 2024 09:11
To: Manuhiri Kaitiaki Charitable Trust <kaitiaki@ngatimanuhiri.iwi.nz>
Cc: Helayna Tane s 9(2)(a); Magdalena Regnault
s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Manuhiri may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault **s 9(2)(a)**

Ngā mihi | Kind regards,

KAEA ANDERSON

Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te
Aro
Wellington 6011

barker.co.nz



B&A Logo



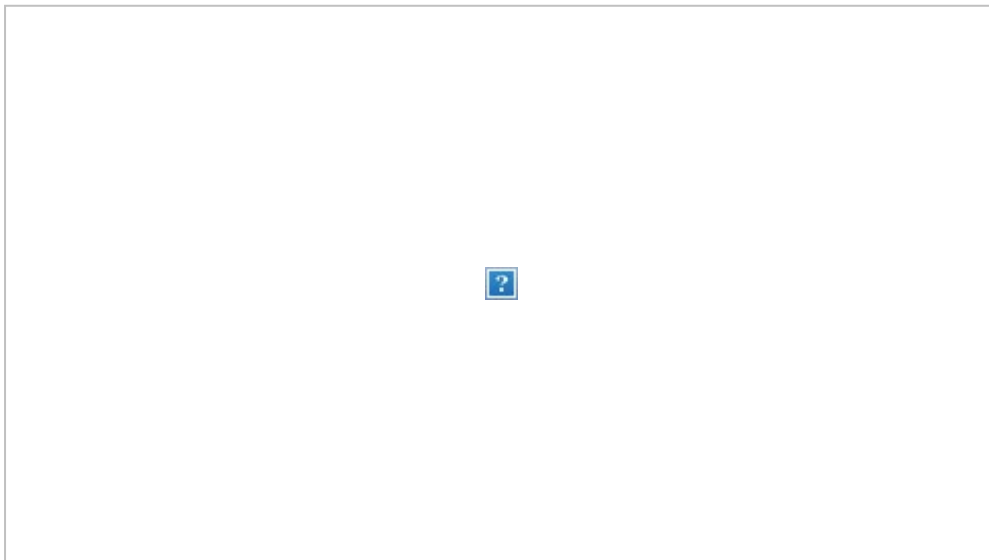
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: s 9(2)(a) S.; kaitiaki@ngaitaitamaki.iwi.nz
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:03:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāi Tai ki Tāmaki may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault s 9(2)(a).

Ngā mihi | Kind regards,

KAEA ANDERSON

Planner

s 9(2)(a)

Level 2

60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



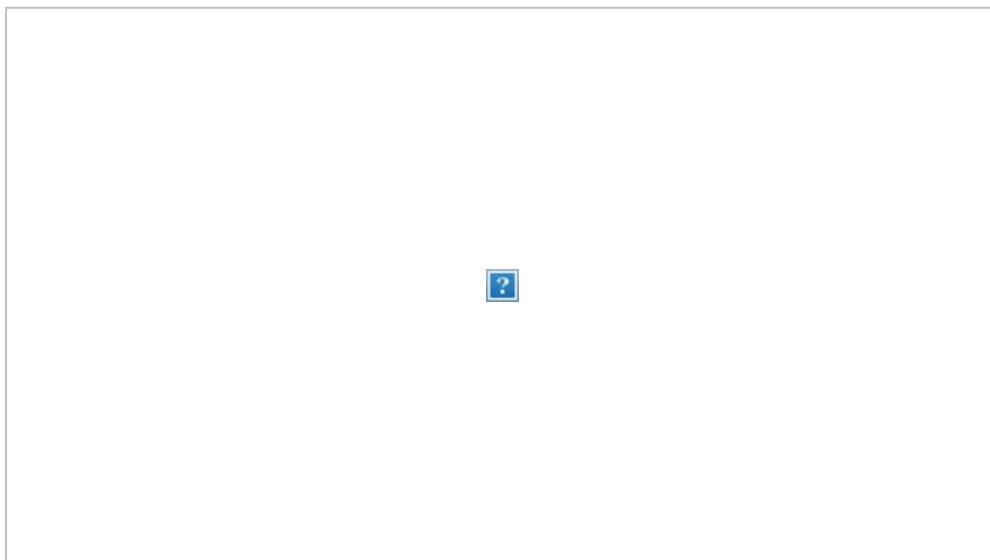
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: ["office@ngatimaru.iwi.nz"](mailto:office@ngatimaru.iwi.nz)
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:01:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Maru may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#)

Ngā mihi | Kind regards,

KAEA ANDERSON
Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



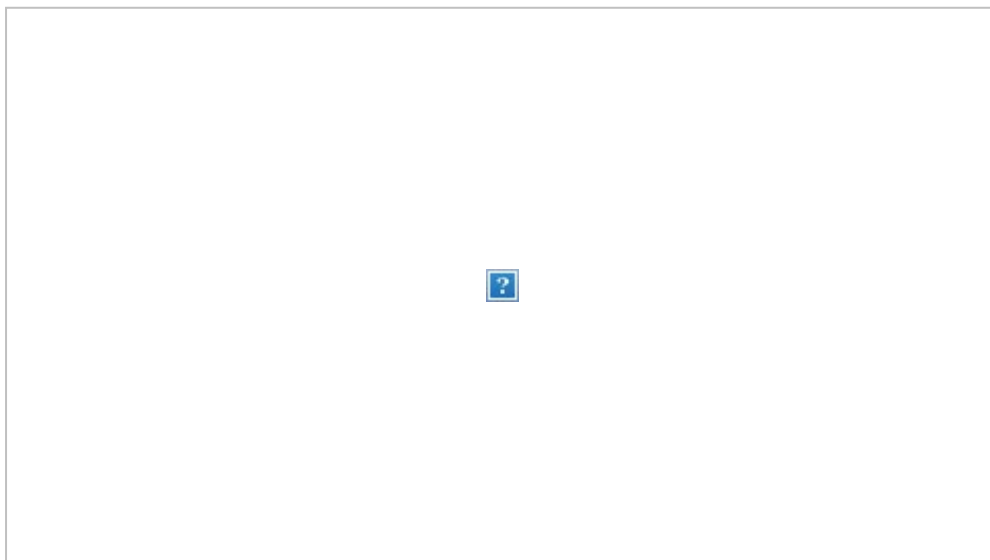
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: NPTB@ngatipaoatrustedboard.co.nz
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:02:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Pāoa may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#)

Ngā mihi | Kind regards,

KAEA ANDERSON

Planner

s 9(2)(a)

Level 2

60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



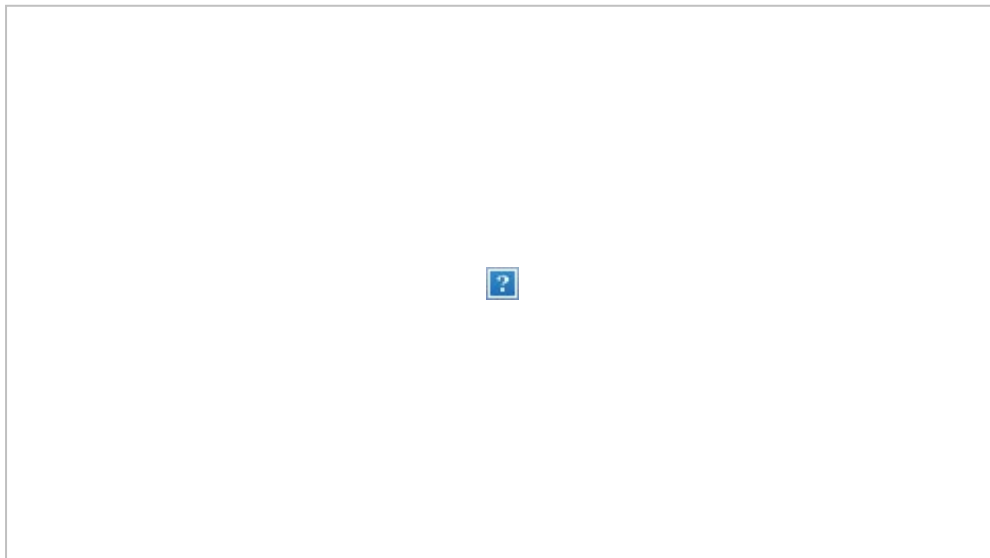
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: rma@tamatera.iwi.nz
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:28:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Tamaterā may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#)

Ngā mihi | Kind regards,

KAEA ANDERSON
Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



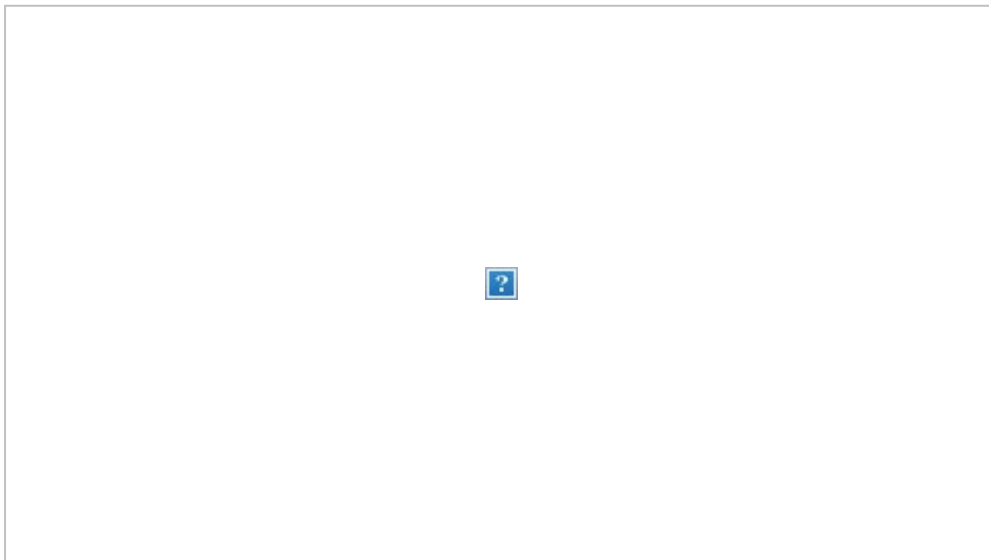
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:31:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Te Ata may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault (magdalenar@barker.co.nz).

Ngā mihi | Kind regards,

KAEA ANDERSON

Planner

s 9(2)(a)

Level 2

60 Cuba Street, Te Aro

Wellington 6011

barker.co.nz



B&A Logo



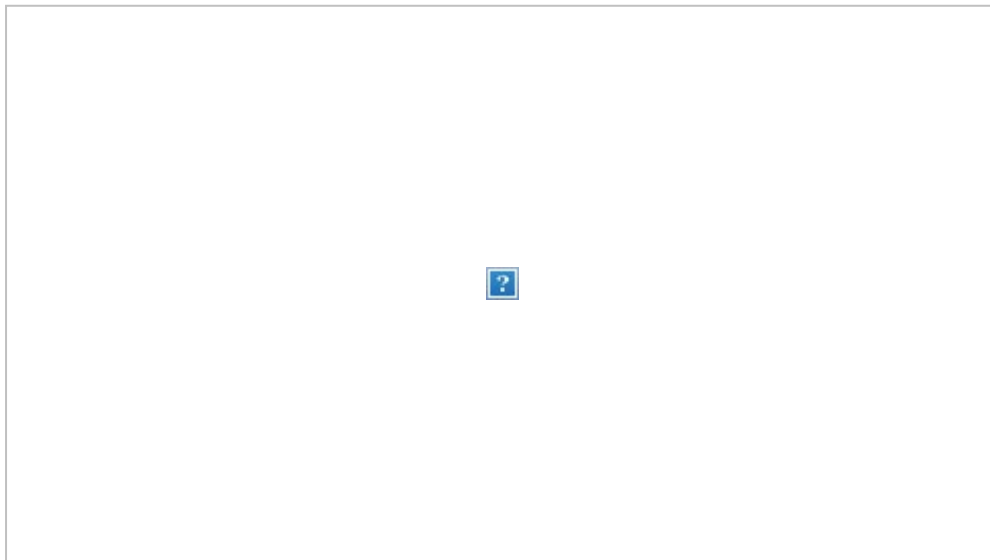
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: taiao@ngatiteata.iwi.nz
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:05:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Te Ata may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#)

Ngā mihi | Kind regards,

KAEA ANDERSON

Planner

s 9(2)(a)

Level 2

60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



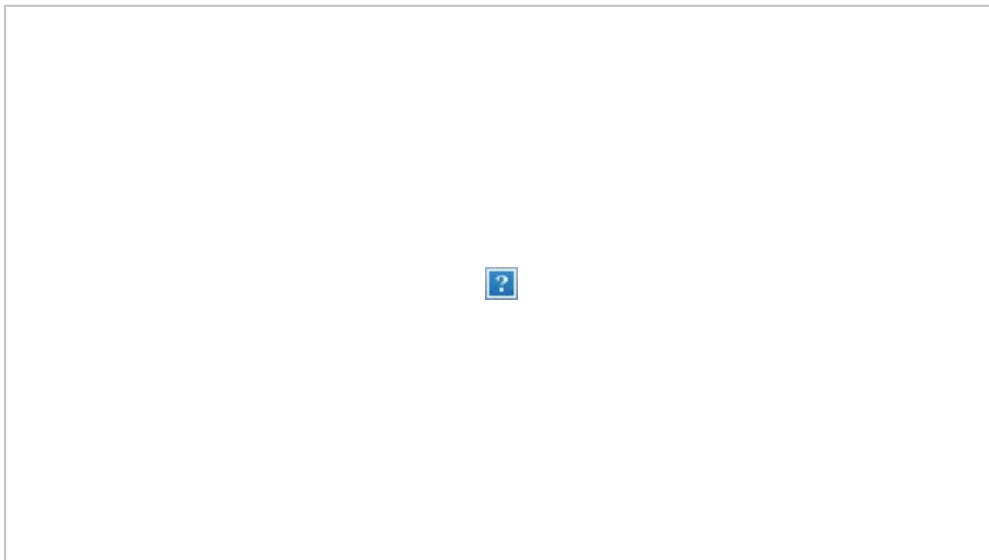
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:26:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Whanaunga may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault s 9(2)(a)

Ngā mihi | Kind regards,

KAEA ANDERSON
Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



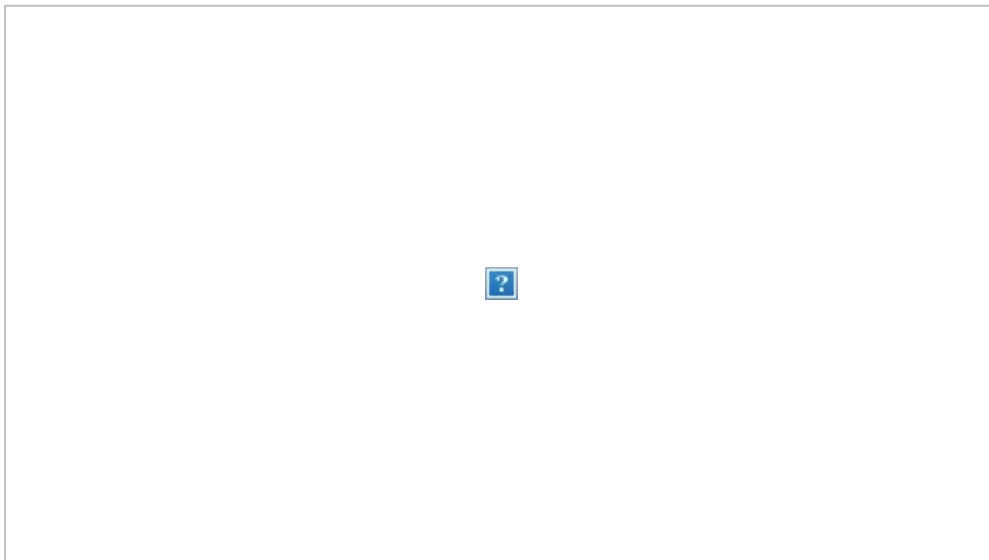
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: tetaritaiao@kaiparamoana.com
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:07:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Whātua o Kaipara may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#)

Ngā mihi | Kind regards,

KAEA ANDERSON
Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



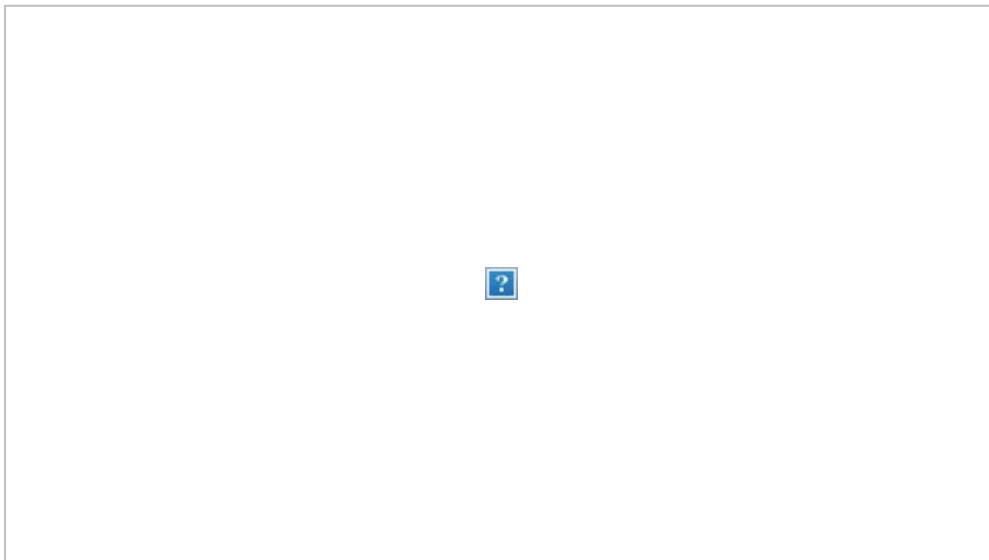
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: tokitaiao@ngatiwhatuaorakei.com
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:14:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngāti Whātua Ōrākei may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#).

Ngā mihi | Kind regards,

KAEA ANDERSON

Planner

s 9(2)(a)

Level 2

60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



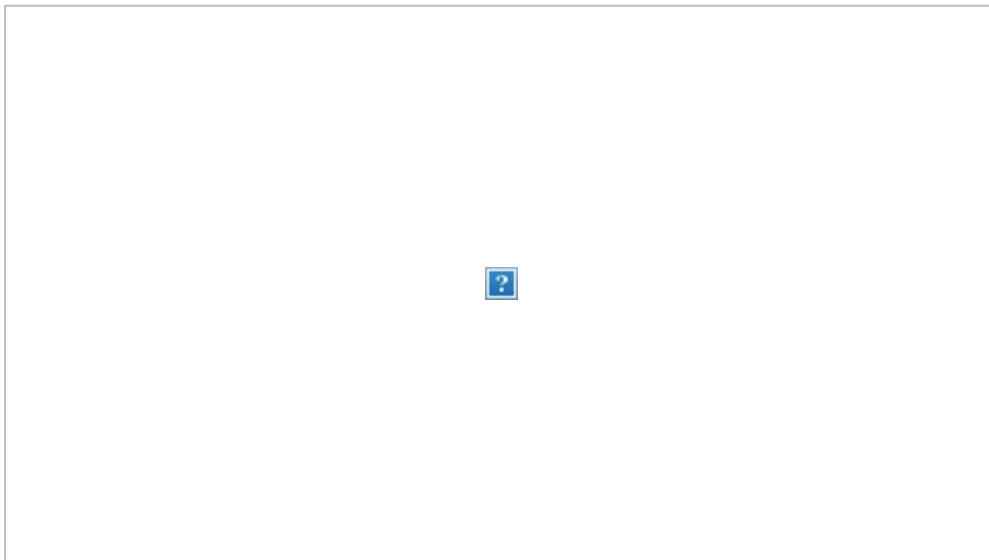
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: taiaoadmin@ngatiwai.iwi.nz
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:07:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Ngātiwai may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#)

Ngā mihi | Kind regards,

KAEA ANDERSON
Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



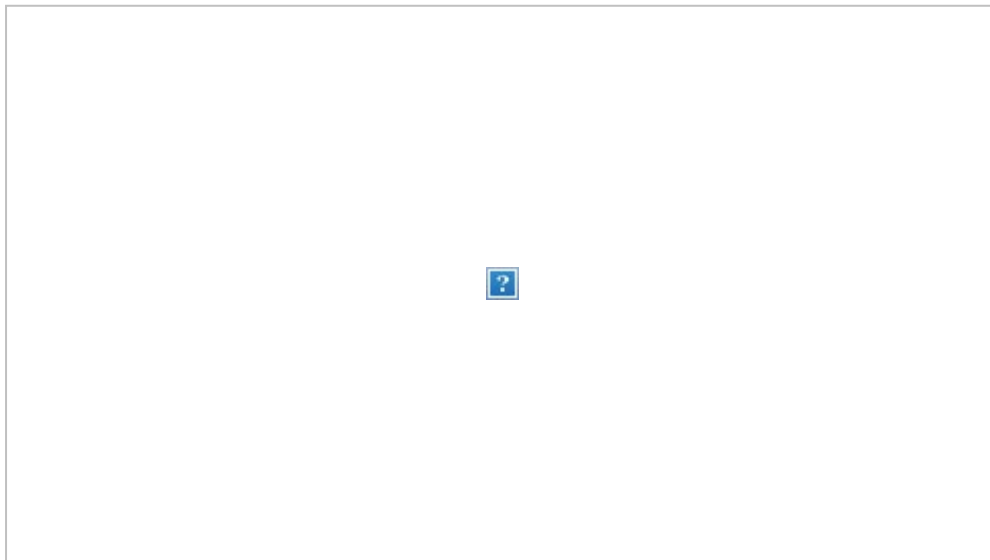
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: ["kaitiaki@teakitai.com"](mailto:kaitiaki@teakitai.com); s 9(2)(a)
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:06:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Te Ākitai Waiohūa may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault s 9(2)(a)

Ngā mihi | Kind regards,

KAEA ANDERSON
Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



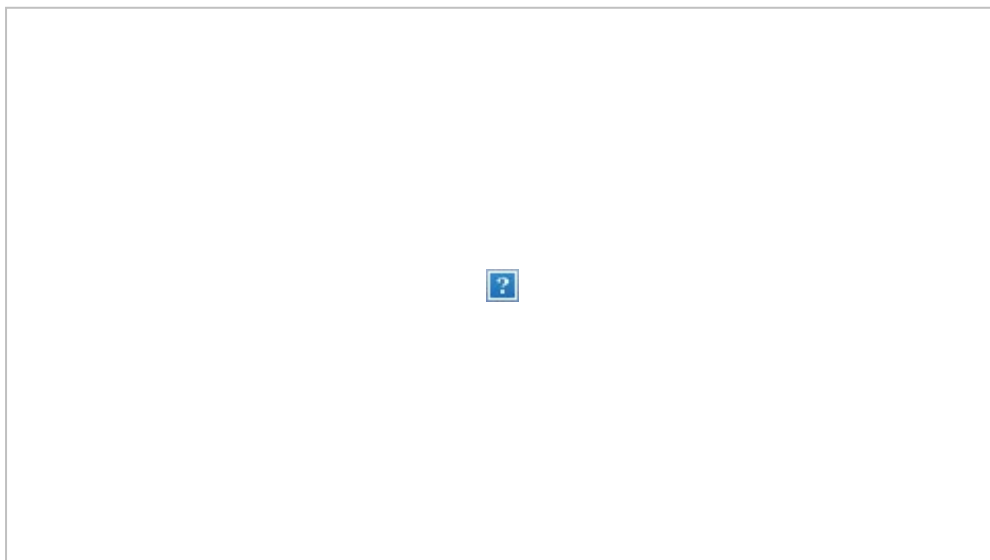
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: tiaki@tekawerau.iwi.nz
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:13:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Te Kawerau a Maki may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#)

Ngā mihi | Kind regards,

KAEA ANDERSON
Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



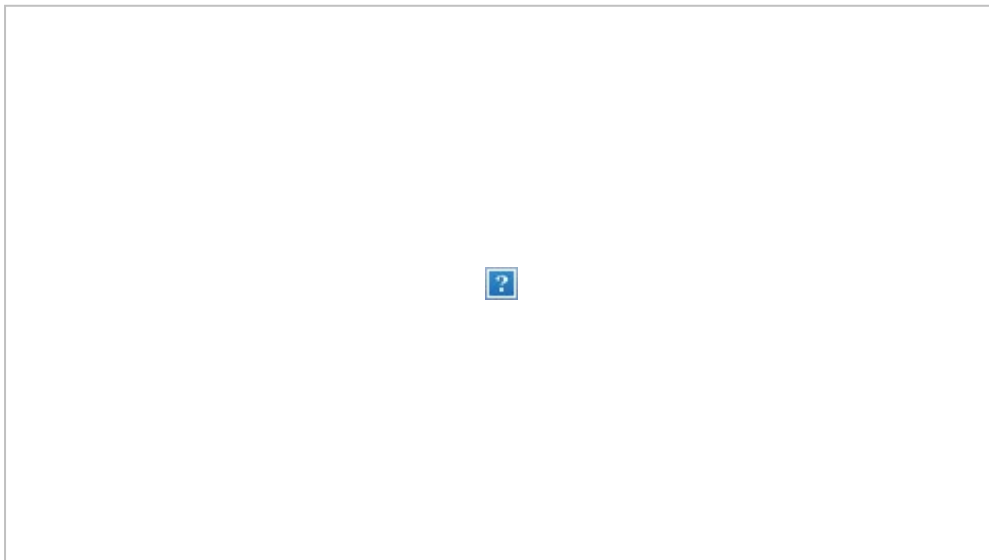
Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: kaitiaki@ngatiwhatua.iwi.nz
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2
Date: Tuesday, 26 November 2024 9:25:00 am
Attachments: [image001.png](#)

Tēnā koe,

We are writing on behalf of AW Holdings 2021 Ltd regarding the property located at 1350 Dairy Flat Highway, Dairy Flat (refer to the location details in the image below). AW Holdings 2021 Ltd is in the process of preparing a comprehensive master plan for an integrated residential development as part of Stage 2 of the Auckland Surf Park Community, along with adjustments to the site layout consented under Stage 1.



A referral application will be lodged under the Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December 2024. This means that if referred, instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can then be considered by an independent panel established by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. This consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We recognise the interest that Te Rūnanga o Ngāti Whātua may have in this proposal and would value your feedback and inputs during the design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest by the **9th of December** by contacting Magdalena Regnault [s 9\(2\)\(a\)](#)

Ngā mihi | Kind regards,

KAEA ANDERSON
Planner

s 9(2)(a)

Level 2
60 Cuba Street, Te Aro
Wellington 6011

barker.co.nz



B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, **Wellington**,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Stage 1

Iwi Consultation



Urban & Environmental

Project: Auckland Surf Park Community – On-site Hui

Date: 6 December 2022

Time: 2:30-3:30pm

Location: 1350 Dairy Flat Highway – the ASP site

Attendees:

Name	Role/Organisation
Stuart Renata (SR)	Ngaati Whanaunga
Courtney Shaw (CS)	Ngāti Manuhiri
Ren Blair (RB)	Ngāti Whatua o Orakei
Trevor Mckewen (TM)	Aventuur
Adrian Buchan (AB)	Aventuur
Mark Francis (MF)	AW Holdings 2021 Ltd
Nick Roberts (NR)	Barker & Associates
Cosette Saville (CSa)	Barker & Associates

Item	Detail	Action
1	The on-site hui was opened with a karakia.	
2	AB, TM and NR provided an overview of what is proposed, as part of the fast-track application for the ASP community (including the lagoon and associated facilities, the data centre and the solar farm). The plants attached to these minutes as Appendix 1 were discussed in detail. The Applicant team provided a summary of the significant benefits associated with a wave park in this location, as well as opportunities and a desire for this to be a uniquely Aotearoa asset.	
3	SR and CS provided comments, acknowledging the positive benefits of this proposal, and that this a very exciting project for this area, which Ngati Manuhiri and Ngaati Whanaunga are generally supportive of and wish to be involved with on an ongoing basis.	
4	SR requested that the four iwi groups that will be involved in this project (Ngaati Whanaunga, Ngati Manuhiri, Te Kawerau a Maki and Ngati Whatua) work collaboratively as much as possible to ensure the best outcomes are achieved on behalf of mana whenua, and in an efficient and constructive way.	B&A to coordinate monthly hui online, from February 2023.

	All agreed that once all iwi reps have been out on site, a monthly online hui will be set up with all interest iwi moving forward from early 2023.	
5	The on-site hui was close with a karakia.	

Minutes

Project: Auckland Surf Park Community – On-site Hui

Date: 24 January 2023

Time: 10:00-11.00am

Location: 1350 Dairy Flat Highway – the ASP site

Attendees:

Name	Role/Organisation
Nick Roberts (NR)	Barker & Associates
Cosette Saville (CSa)	Barker & Associates
Edward Ashby	Te Kawerau a Maki

Item	Detail	Action
1	The on-site hui was opened with a karakia.	
2	NR provided an overview of what is proposed, as part of the fast-track application for the ASP community (including the lagoon and associated facilities, the data centre and the solar farm). This included a summary of the benefits associated with a wave park in this location, as well as opportunities and a desire for this to be a uniquely Aotearoa asset.	
3	EA confirmed general support for the proposal, in particular the sustainability benefits, and confirmed the desire to continue to be involved through the design phase. EA also suggested the potential for water reuse from the data centre roofing and solar energy panels on the data centre roof itself. NR confirmed that the design team will look into this and report back at the next hui.	Client design team to explore water reuse and solar panel on data centre roofing.
4	EA confirmed that Te Kawerau a Maki will prepare a CIA and that this could be completed within approximately 6 weeks from acceptance of the fee agreement. EA will send through a quote for the CIA preparation. A monthly online hui will be set up with all interested iwi moving forward from early 2023.	EA to send through fee proposal for CIA

Project: Auckland Surf Park Community – Monthly Hui 1

Date: 21 April 2023

Time: 10:30-11:30am

Location: Online via MS Teams

Attendees:

Name	Role/Organisation
Renata Blair (RB)	Cultural Input - ASP Community development
Edward Ashby (EA)	Te Kawerau a Maki
Delma Okane (DO)	Ngati Mānuhiri
Richard Duff (RD)	Aventuur
James Kirkham (JK)	RCP
Rod Marler (RM)	Warren & Mahoney
Rory Keegan (RK)	Warren & Mahoney
Michael Hawes (MH)	Warren & Mahoney
Te Ari Prendergast (TP)	Warren & Mahoney
Nick Roberts (NR)	Barker & Associates
Cosette Saville (CS)	Barker & Associates

Item	Detail	Action
1	EA opened the hui with a karakia.	
2	Introductions between the ASP Applicant (Aventuur), Architecture and Landscape Architecture team, the planning team, RCP and mana whenua representatives.	
3	NR provided a recap of the project, discussing key elements of the comprehensively master planned development (the masterplan was discussed on-site with mana whenua reps late 2022).	
4	TP provided an overview of initial high-level thinking with regard to responding to the cultural landscape and opportunities for cultural design throughout the proposed development. Slides TP spoke to are included as Attachment 1, and include: • Wider site context; • Te Awa Rangitopuni - potential connection to adjacent land and awa. Ancestral connection is important, long-term vision is for	

	awa to be spine for wider catchment. ASP may serve as important starting point; • 6 pillars of wellbeing; • Opportunity for ecological restoration/renaturing; • Enhancing water quality (improving the health of the stream corridor); and • Species reintroduction. MH discussed landscape opportunities including: • Improvement of health of stream corridor/wellbeing of the land; • Restoration from linear channelised form to meander (naturalized) and network of wetlands; • Reforesting Kahikatea and Puriri dominated site - network approach. Connection of people with story and values of land; and • Riparian Planting – species to enhance and restore.	
5	DO questioned consideration to pest free philosophy - incorporation of trapping/control – noted this will determine the taonga that can be present within the site.	
6	EA introduced the idea and discussion north west green-link/corridor connection of Tiritiri to Waitakere. Linkages to host species across the wider rohe (high level goal to assist with restoring the rohe) – (expertise and input needed into biodiversity (Land vs ocean based). There is also a balance of plant/animal sustainability in context vs key surf experience e.g. flax, toitoi vs more wetland specific species (that will thrive in lowlying swampier lands). Site elevation also plays into it to a degree. Potentially closer to swamp land in Te Henga? Development may be an island in a catchment of development that surrounds – therefore we need to look after what we put there/introduce - MH talked to connection to structure plan greenways, EA noted potential of ‘stepping stone’ connection for biodiversity to Riverhead (TKAM ownership 83% - pine forest). All agree that planting species should be prioritised to those that will have a high chance of success in the sites conditions.	
7	Surf Park is an opportunity for visitors to get deeper understanding of where they are in the world – Aotearoa – all agreed.	
8	Te Eke Ngaru - RB discussed the traditional surfing past time. Ancient Māori/Polynesian expression through the facility - visitors need to know where they are in the world when they come here.	

	Use of generic terms in surfing - ideas discussed around incorporation of naming, imagery or traditional equipment. EA agreed this is a good opportunity. RB proposed there is an opportunity for surfing to be brought back into maori history - along with practicing tikanga and ingoa within the space. DO supporting the korero of surf-related fundamentals being generic, but not all cultural aspects of the development to be generic, as the cultural relationship with the land still needs to be expressed and reflected through the development. DO queried how specific elements that would talk to each iwi group would be acknowledged. EA noted opportunity for traditional surfboards / kit that could be hired (traditional surfboards also as a work of art) – imagery on rented surfboards could reflect tikanga and bring elements of cultural traditions into the space. All agree Māori identity and design to be threaded through the overall design of the Surf Park development.	
9	CVAs – DO to review and confirm support (or otherwise) for Te Kawerau a Makis cultural memo provided.	
10	DO raised discussion on wider partnership/ ongoing relationship - what does this look like for upskilling and employment. EA supported this and suggested incorporation over and above just design inclusion - partnership to start off with. EA mentioned support for a programme for mana whenua to re-connect with the land through this development. Opportunity for partnerships/support programmes education to be explored and are all being considered. Procurement and future work opportunities to be explored as the project develops further.	
11	Early July Lodgement for Fast Track - EA expressed his view that key is taking considerations down for that application even if it is a fast process and preference for iwi to be identified and recognised.	
12	EA noted general support to keep going in the direction to date.	
13	RB closed the hui with a karakia.	
14	RB, EA and DO continued korero about developing a framework for mana whenua working together as this project evolves.	Mana whenua reps to provide update on agreed framework of working together at next monthly hui scheduled for Friday 19 May.

Project: Auckland Surf Park Community – Monthly Hui 19 May 2023

Date: 19 May 2023

Time: 10:30-11:30am

Location: Online via MS Teams

Attendees:

Name	Role/Organisation
Renata Blair (RB)	Cultural Input - ASP Community Development
Ach Buchan (AB)	Aventuur
Richard Duff (RD)	Aventuur
James Kirkham (JK)	RCP
Nick Roberts (NR)	Barker & Associates
Magdalena Regnault (MR)	Barker & Associates

Item	Detail	Action
1	RB provided an update in terms of the offline hui held after the April hui. RB acknowledged that Ngāti Whātua, Te Kawerau a Maki and Ngāti Manuhiri have primary interest in the area.	
2	NR advised that B&A require confirmation that Cultural Impact Assessments (CIA) are/are not required by the interested iwi groups.	MR to follow up with relevant iwi. RB to provide update in terms of Ngati Whatua.
3	NR advise that the next step would include a presentation from the architects for iwi to provide further feedback in terms of the design.	NR to organise a meeting with WAM before the next scheduled hui.
4	NR advised we do not need a detailed design for the application. We would include a package to support the fast-track application that would explain the maori philosophy and themes to be developed and a commitment to work with iwi through the detailed design stage.	
5	RB discussed the potential naming of the park and advised that there are a number of names for different parts of a wave. To be explored.	

10 October 2022

Ngāti Manuhiri

Via email: kaitiaki@ngatimanuhiri.iwi.nz

Tēnā koe Ngāti Manuhiri

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngāti Manuhiri have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

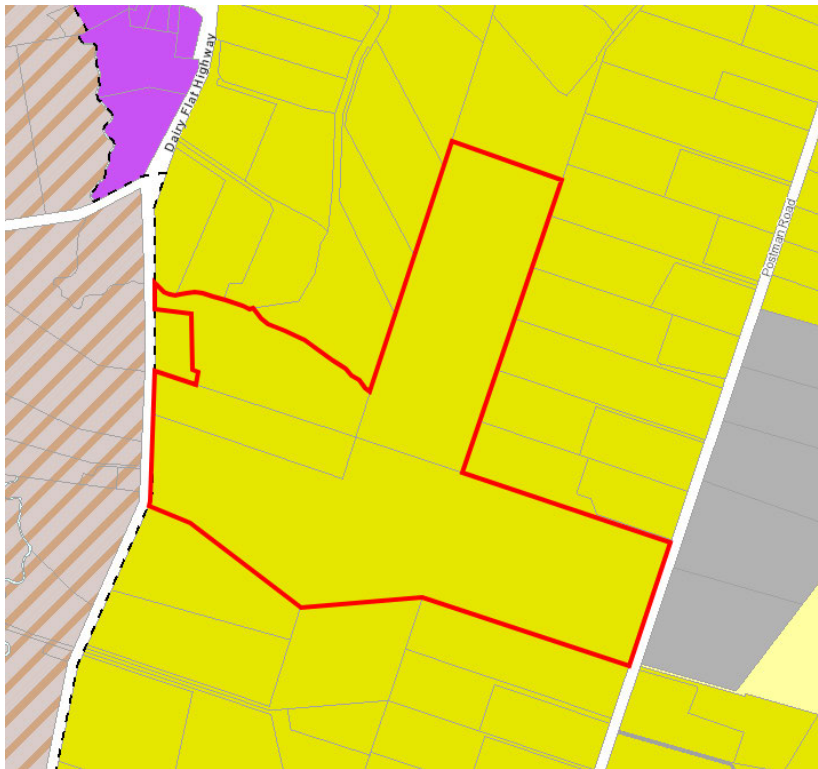


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) . It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

From: Manuhiri Kaitiaki Charitable Trust
To: S 9(2)(a)
Cc: S 9(2)(a)
Subject: Re: Auckland Surf Park - Cultural Values Assessment
Date: Thursday, 11 May 2023 4:24:09 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.jpg](#)
[image010.jpg](#)

Kia ora Magdalena,

Unfortunately Courtney is no longer with us.

As mentioned in the last monthly hui, due to resourcing constraints, I am happy to support the position statement supplied by Te Kawerau a Maki and considering the plan is to engage regularly and work together for the foreseeable future we will not be submitting a CIA.

Hope this will suffice as a response,

Delma O'Kane

Ngāti Manuhiri Settlement Trust

P: 0508 MANUHIRI F: 09 422 6547

E: kaitiaki@ngatimanuhiri.iwi.nz W: <http://www.ngatimanuhiri.iwi.nz/>

A: 2-4 Elizabeth Street, Warkworth P: P.O Box 117, Warkworth 0910



HE PANUI TENA: CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited. Kia ora!

From: Magdalena Regnault S 9(2)(a)
Date: Wednesday, 10 May 2023 at 11:36 AM
To: Manuhiri Kaitiaki Charitable Trust <kaitiaki@ngatimanuhiri.iwi.nz>
Cc: Evita Key S 9(2)(a) Nick Roberts S 9(2)(a)
Subject: RE: Auckland Surf Park - Cultural Values Assessment

Kia ora,

I hope you're well.

I've been trying to get in contact with Courtney Shaw this morning in regard to the Auckland Surf Park proposal and have been advised that they have since moved on.

I just wanted to touch base and understand if anything further was required from our end in terms of the Cultural Impact Assessment (CIA) and how this was progressing ahead of our monthly hui next week.

Please feel free to give me a call to discuss,

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner
S 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

barker.co.nz

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Courtney Shaw S 9(2)(a)
Sent: Monday, 20 February 2023 2:25 pm
To: Cosette Saville S 9(2)(a)
Cc: Nick Roberts S 9(2)(a) Richard Duff S 9(2)(a) ; James Kirkham S 9(2)(a) ; Ren Blair S 9(2)(a)
Subject: RE: Auckland Surf Park - Cultural Values Assessment

You don't often get email from S 9(2)(a) [Learn why this is important](#)

Kia ora Cosette,

The Manuhiri Kaitiaki Charitable Trust remain interested in providing a cultural values assessment for the proposed Surf Park.

I have attached a letter outlining our standard terms of engagement for providing cultural assessment, for this particular kaupapa we will expect to provide a Cultural

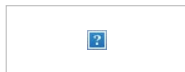
Impact Assessment (CIA) which as per this letter, would likely involve 12-29 hours of chargeable time. Please note that this timeframe includes the site visit undertaken last year but does not include any time spent in hui as proposed.

Please let me know if you are happy for me to proceed or if you require further details.

Ngā mihi,
Courtney

Courtney Shaw
Aroturiki Taiao
Ngāti Manuhiri Settlement Trust

P: **S 9(2)(a)** **F:** 09 422 6547
E: **S 9(2)(a)** **W:** <http://www.ngatimanuhiri.iwi.nz/>
A: 2-4 Elizabeth Street, Warkworth **P:** P.O Box 117, Warkworth 0910



HE PANUI TENA: CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited. Kia ora!

From: Cosette Saville **S 9(2)(a)**
Sent: Monday, February 20, 2023 10:27 AM
Cc: Nick Roberts **S 9(2)(a)** Richard Duff **S 9(2)(a)** James Kirkham **S 9(2)(a)** Ren Blair **S 9(2)(a)**
Subject: Auckland Surf Park - Cultural Values Assessment

Kia ora,

Thank you for meeting with us at the Auckland Surf Park site, to discuss the referral application submitted with the Ministry for the Environment, and the proposed development of a surf park, associated facilities, a solar farm and data facility on the site. I have attached the minutes from these on-site hui, as an FYI

We are looking forward to upcoming hui with you all online, we are also very keen for you to commence the preparation of a cultural values assessment (if you would like to do so).

Having been out on the site, could you please advise whether you will be preparing a cultural values assessment for the site at 1350 Dairy Flat Highway, and could you please also send through the fee proposal for preparing this?

Looking forward to hearing from you.

Ngā mihi | Kind regards,

COSETTE SAVILLE
Senior Planner
S 9(2)(a)

PO Box 1986,
Shortland Street, Auckland 1140
Level 4, Old South British Building,
3-13 Shortland Street, Auckland

barker.co.nz



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

11 October 2022

Te Kawerau ā maki

Via email: tiaki@tekawerau.iwi.nz

Tēnā koe Te Kawerau ā maki

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Te Kawerau ā Maki have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

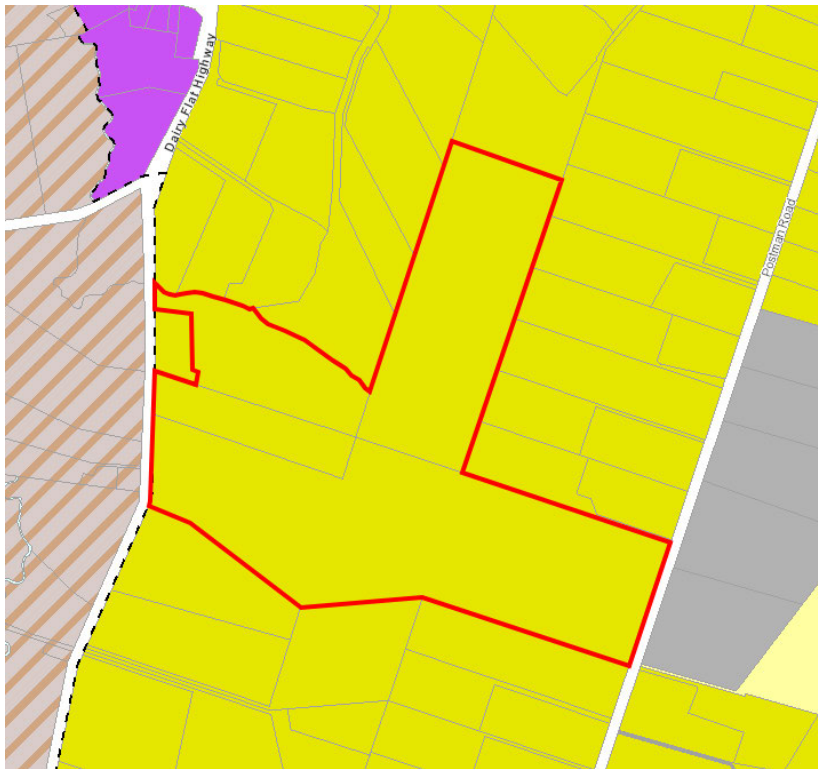


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at cosettes@barker.co.nz. It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

From: s 9(2)(a)
To: s 9(2)(a)
Subject: RE: Auckland Surf Park - Monthly Hui (Friday 19th May)
Date: Wednesday, 24 May 2023 4:48:51 pm

Kia ora Magdalena,

I can confirm a CIA is not being prepared and is unlikely to be due to our capacity.

Nga mihi

On 24/05/2023 11:00 am, Magdalena Regnault <magdalenar@barker.co.nz> wrote:
Kia ora Edward,

I trust you are keeping well.

As a heads up I've picked up this project on behalf of Cosette Saville while she is traveling overseas.

I just wanted to touch base in terms of the cultural advice memo you provided on behalf of Te Kawerau Iwi Trust. The memo states that you considered a formal cultural impact assessment (CIA) was necessary considering the scale and nature of the proposal, however due to capacity constraints the cultural advice memo was provided. Could you please confirm if a CIA is being prepared, or, if you are satisfied that the approach to continue engagement on the project?

Apologies if this has already been clarified, I'm still getting up to date with this project.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner
s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

barker.co.nz 

B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Magdalena Regnault
Sent: Wednesday, 24 May 2023 10:13 am
To: 'kaitiaki@ngatimanuhiri.iwi.nz' <kaitiaki@ngatimanuhiri.iwi.nz>;
'lhapera.Paniora@ngatiwhatua.iwi.nz' s 9(2)(a)
s 9(2)(a)

s 9(2)(a) 'kaitiaki@ngatiwhatua.iwi.nz' <kaitiaki@ngatiwhatua.iwi.nz>;
s 9(2)(a)
Cc: 'Nick Roberts' s 9(2)(a); Evita Key s 9(2)(a) 'James Kirkham'
s 9(2)(a); 'Ace Buchan' s 9(2)(a) z'
s 9(2)(a) 'Richard Duff' s 9(2)(a)
Subject: RE: Auckland Surf Park - Monthly Hui (Friday 19th May)

Kia ora all,

Please see the minutes from Fridays brief hui attached.

Please let me know if you have any questions,

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner

s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

barker.co.nz



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Magdalena Regnault

Sent: Wednesday, 17 May 2023 4:02 pm

To: kaitiaki@ngatimanuhiri.iwi.nz; s 9(2)(a)

kaitiaki@ngatiwhatua.iwi.nz; s 9(2)(a)

Cc: Nick Roberts s 9(2)(a) Evita Key s 9(2)(a)

Subject: Auckland Surf Park - Monthly Hui (Friday 19th May)

Kia ora koutou,

Just a friendly reminder that this month's hui is scheduled for this Friday 10:30 – 11:30am.

Please let me know if you may be an apology for this meeting and we can touch base before hand in regards to any updates.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner
s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

barker.co.nz



B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

10 October 2022

Ngāti Whanaunga

Via email: s 9(2)(a)

Tēnā koe Ngāti Whanaunga

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngāti Whanaunga have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

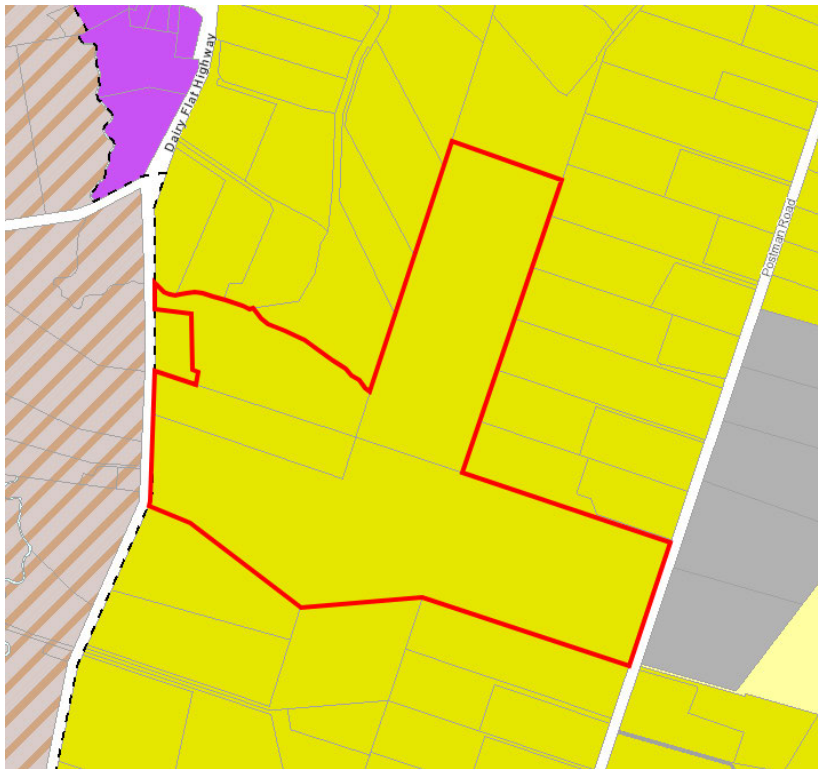


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at cosettes@barker.co.nz. It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

From: s 9(2)(a)
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: RE: Auckland Surf Park - Monthly Hui (Friday 19th May)
Date: Tuesday, 30 May 2023 11:13:00 am

Kia ora Mike,

Just following up on the below – could you please know if you will be providing a CIA?

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner
s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

barker.co.nz



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Magdalena Regnault
Sent: Wednesday, 24 May 2023 2:06 pm
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: RE: Auckland Surf Park - Monthly Hui (Friday 19th May)

Kia ora Mike,

Just touching base on the below – I understand Stuart has lodged a report with you?

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner
s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Stuart Renata s 9(2)(a)
Sent: Wednesday, 24 May 2023 2:02 pm
To: Magdalena Regnault s 9(2)(a)
Subject: Re: Auckland Surf Park - Monthly Hui (Friday 19th May)

Tena koe Magdalena,,

Thanks for that.

I have lodged my report to Mike Baker ,Environment Officer ,Ngaati Whanaunga,could you please contact him his email address is s 9(2)(a) and cc s 9(2)(a)

Thanks again and I wish you all the very best going forward with this project.

Nga mihi

Stuart Renata

Kaitiaki

Ngaati Whanaunga

On Wed, 24 May 2023 at 12:52 pm, Magdalena Regnault s 9(2)(a) wrote:

Kia ora Stuart,

I trust you are keeping well.

As a heads up I've picked up this project on behalf of Cosette Saville while she is traveling overseas.

At the Friday hui we discussed that we needed confirmation on what iwi were requiring a cultural impact assessment (CIA) be undertaken. I just wanted to touch base to confirm if a CIA will be required by Ngaati Whanaunga in regards to this project and if anything further if required from us to facilitate this. Apologies if this has already been clarified, I'm still getting up to date with this project.

At this stage with have received a cultural advice memo from Edward Ashby, Te Kawerau Iwi Tiaki Trust as well as confirmation from Delma O'Kane, Ngāti Manuhiri Settlement Trust that they support this position statement and considering the plan is to engage regularly and work together for the foreseeable future are not submitting a CIA.

Please do not hesitate to give me a call to discuss.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner

s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
[149 Featherston St](#)
[Wellington 6011](#)

barker.co.nz



B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Magdalena Regnault

Sent: Wednesday, 24 May 2023 10:13 am

To: kaitiaki@ngatimanuhiri.iwi.nz; s 9(2)(a)

s 9(2)(a)

kaitiaki@ngatiwhatua.iwi.nz;

s 9(2)(a)

Cc: 'Nick Roberts' s 9(2)(a); Evita Key s 9(2)(a) James Kirkham

s 9(2)(a); Ace Buchan s 9(2)(a); s 9(2)(a) Richard Duff

s 9(2)(a)

Subject: RE: Auckland Surf Park - Monthly Hui (Friday 19th May)

Kia ora all,

Please see the minutes from Fridays brief hui attached.

Please let me know if you have any questions,

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner

s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
[149 Featherston St](#)
[Wellington 6011](#)

B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Magdalena Regnault

Sent: Wednesday, 17 May 2023 4:02 pm

To: kaitiaki@ngatimanuhiri.iwi.nz; lhapera.Paniora@ngatiwhatua.iwi.nz;

s 9(2)(a)

kaitiaki@ngatiwhatua.iwi.nz; s 9(2)(a)

Cc: Nick Roberts s 9(2)(a); Evita Key s 9(2)(a)

Subject: Auckland Surf Park - Monthly Hui (Friday 19th May)

Kia ora koutou,

Just a friendly reminder that this month's hui is scheduled for this Friday 10:30 – 11:30am.

Please let me know if you may be an apology for this meeting and we can touch base before hand in regards to any updates.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner

s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
[149 Featherston St](#)
[Wellington 6011](#)



B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: s 9(2)(a)
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: FW: IMPORTANT Scope of Works - CIA - Auckland Surf Park
Date: Friday, 16 June 2023 12:12:08 pm
Attachments: [Ngaati Whanaunga_OoS_230616_CIA - Auckland Surf Park.pdf](#)

Teenaa koe Magdalena

Thank you very much for the opportunity to prepare the Scope of Works for the Ngaati Whanaunga **Cultural Impact Assessment** relating to the **Auckland Surf Park** (the Project).

Please find the **Scope of Works** attached.

Ngaa mihi,

Naa

Michael Baker
Environment Officer
Ngaati Whanaunga Inc

11 October 2022

Te Rūnanga o Ngāti Whātua

Via email: kaitiaki@ngatiwhatua.iwi.nz

Tēnā koe Te Rūnanga o Ngāti Whātua

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Te Rūnanga o Ngāti Whātua have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

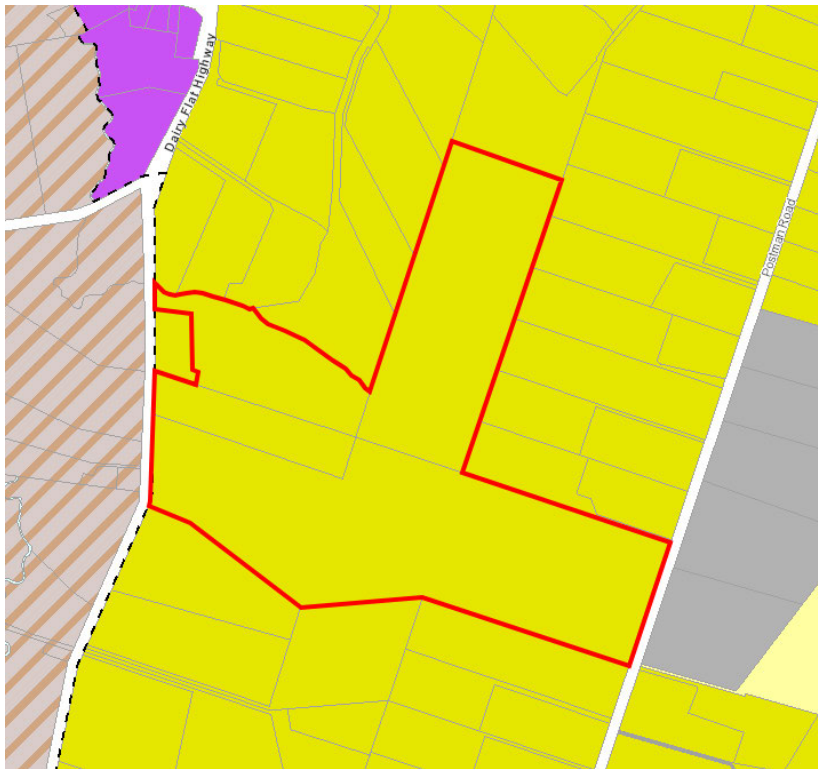


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at cosettes@barker.co.nz. It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

From: [Kaitiaki](#)
To: s 9(2)(a)
Subject: RE: Auckland Surf Park - Monthly Hui (Friday 19th May)
Date: Wednesday, 7 June 2023 9:08:24 pm
Attachments: [image001.png](#)

Tēnā koe Magdalena

Arohamai for the delay in responding. Ngāti Whātua will not be carrying out a CIA. We have also not engaged at this point, but enjoy receiving the regular minutes and updates and may engage in future if time permits.

Ngā mihi

Manaaki whenua, manaaki tangata, haere whakamua!



This email is intended solely for the addressee and may contain information that is strictly confidential, commercially sensitive or subject to legal privilege. If you receive this email in error please immediately notify the sender and delete the email including any replies and attachments.

From: Magdalena Regnault s 9(2)(a)
Sent: Wednesday, May 24, 2023 12:50 PM
To: Ihapera Paniora s 9(2)(a) Kaitiaki <kaitiaki@ngatiwhatua.iwi.nz>
Subject: RE: Auckland Surf Park - Monthly Hui (Friday 19th May)

Kia ora Ihapera,

I trust you are keeping well.

As a heads up I've picked up this project on behalf of Cosette Saville while she is traveling overseas.

At the Friday hui we discussed that we needed confirmation on what iwi were requiring a cultural impact assessment (CIA) be undertaken. I just wanted to touch base to confirm if a CIA will be required by Ngati Whatua in regards to this project and if anything further if required from us to facilitate this. Apologies if this has already been clarified, I'm still getting up to date with this project.

At this stage with have received a cultural advice memo from Edward Ashby, Te Kawerau Iwi Tiaki Trust as well as confirmation from Delma O'Kane, Ngāti Manuhiri Settlement Trust that they support this position statement and considering the plan is to engage regularly and work together for the foreseeable future are not submitting a CIA.

Please do not hesitate to give me a call to discuss.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner

s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

barker.co.nz



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Magdalena Regnault

Sent: Wednesday, 24 May 2023 10:13 am

To: kaitiaki@ngatimanuhiri.iwi.nz; s 9(2)(a)

s 9(2)(a) kaitiaki@ngatiwhatua.iwi.nz; s 9(2)(a)

Cc: 'Nick Roberts' s 9(2)(a); Evita Key <s 9(2)(a)> James Kirkham

s 9(2)(a); Ace Buchan s 9(2)(a) Richard Duff

s 9(2)(a)

Subject: RE: Auckland Surf Park - Monthly Hui (Friday 19th May)

Kia ora all,

Please see the minutes from Fridays brief hui attached.

Please let me know if you have any questions,

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner

s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

barker.co.nz



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

email.

From: Magdalena Regnault

Sent: Wednesday, 17 May 2023 4:02 pm

To: kaitiaki@ngatimanuhiri.iwi.nz; s 9(2)(a)

s 9(2)(a) kaitiaki@ngatiwhatua.iwi.nz;

s 9(2)(a)

Cc: Nick Roberts s 9(2)(a); Evita Key s 9(2)(a)

Subject: Auckland Surf Park - Monthly Hui (Friday 19th May)

Kia ora koutou,

Just a friendly reminder that this month's hui is scheduled for this Friday 10:30 – 11:30am.

Please let me know if you may be an apology for this meeting and we can touch base before hand in regards to any updates.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner

s 9(2)(a)

PO Box 457
Wellington 6140
Level 3
Brandon House
149 Featherston St
Wellington 6011

B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

barker.co.nz



This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

10 October 2022

Ngāti Pāoa

Via email: ngatipaoa.info@gmail.com

Tēnā koe Ngāti Pāoa

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngāti Pāoa have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

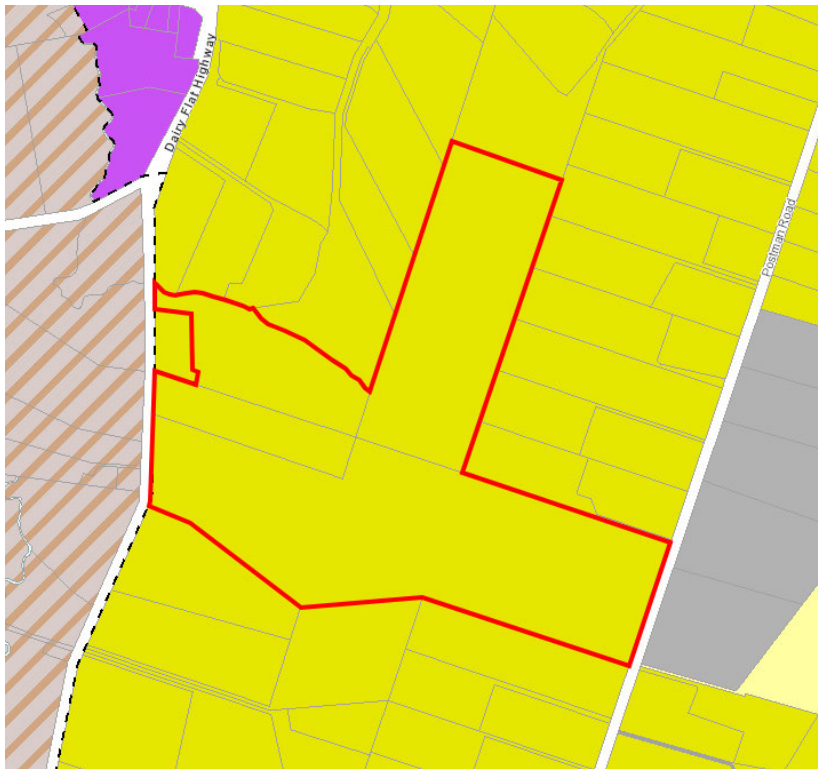


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

10 October 2022

Ngāi Tai ki Tāmaki

Via email: kaitiaki@ngaitaitamaki.iwi.nz / s 9(2)(a)

Tēnā koe Ngāi Tai ki Tāmaki

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngāi Tai ki Tāmaki have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

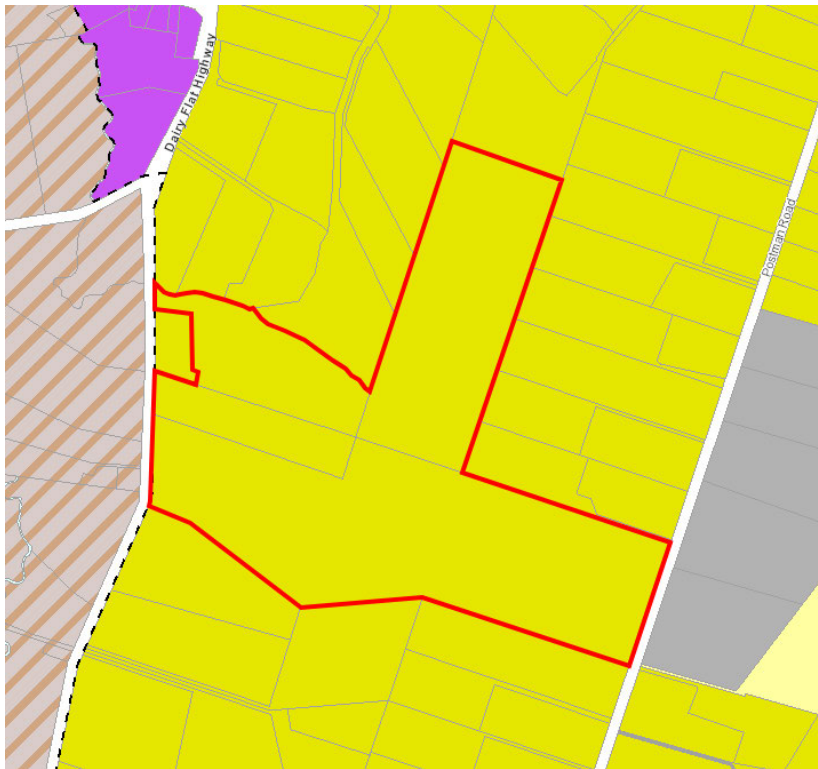


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

10 October 2022

Ngāti Maru

Via email: office@ngatimaruiwi.nz

Tēnā koe Ngāti Maru

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngāti Maru have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

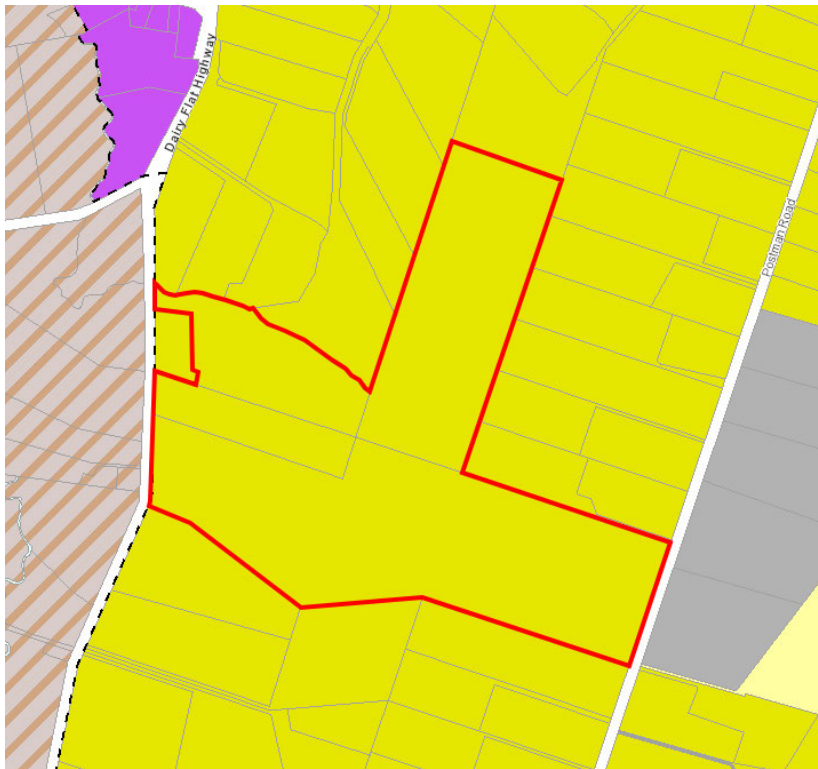


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

10 October 2022

Ngāti Te Ata

Via email: taiao@ngatiteata.iwi.nz

Tēnā koe Ngāti Te Ata

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngāti Te Ata have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

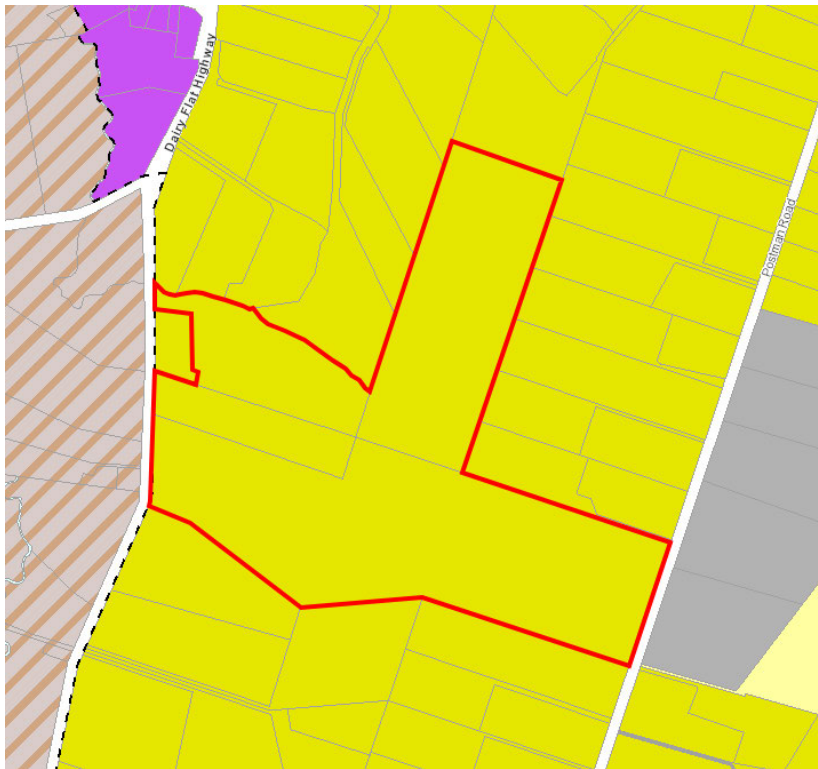


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

11 October 2022

Te Ākitai Waiohū

Via email: kaitiaki@teakaiti.com /s 9(2)(a)

Tēnā koe Te Ākitai Waiohū

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Te Ākitai Waiohū have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

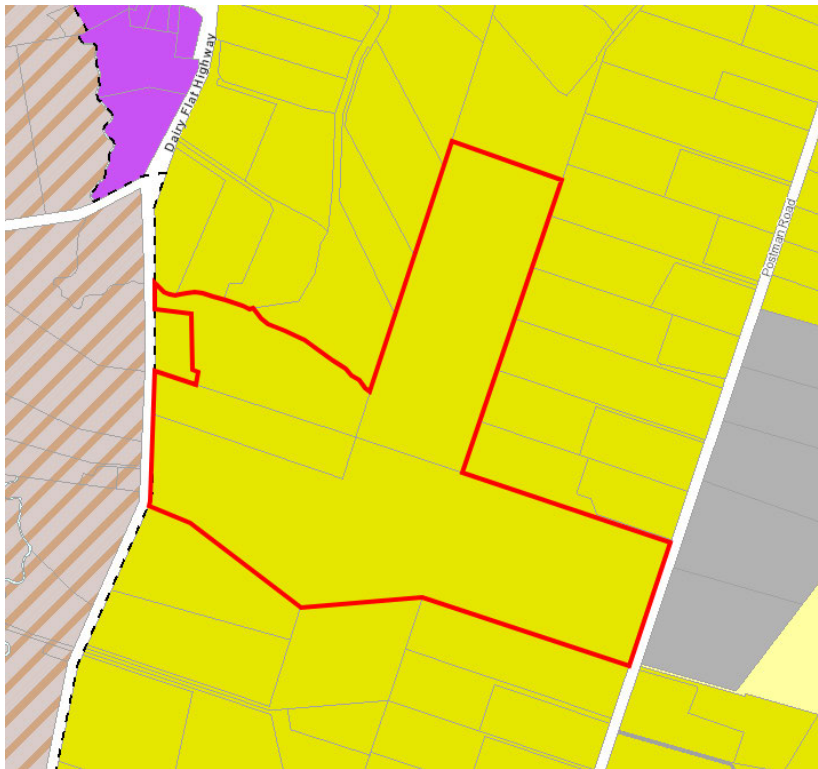


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

10 October 2022

Ngātiwai

Via email: taiaoadmin@ngatiwai.iwi.nz

Tēnā koe Ngātiwai

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngātiwai have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

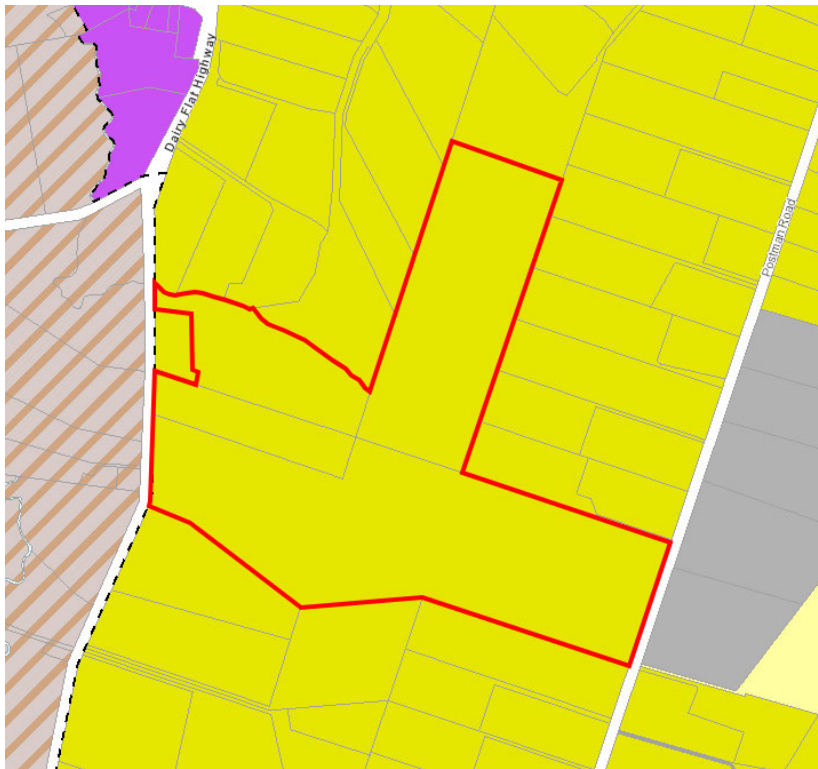


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

10 October 2022

Ngāti Whātua o Kaipara

Via email: tetaritaiao@kaiparamoana.com

Tēnā koe Ngāti Whātua o Kaipara

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngāti Whātua o Kaipara have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

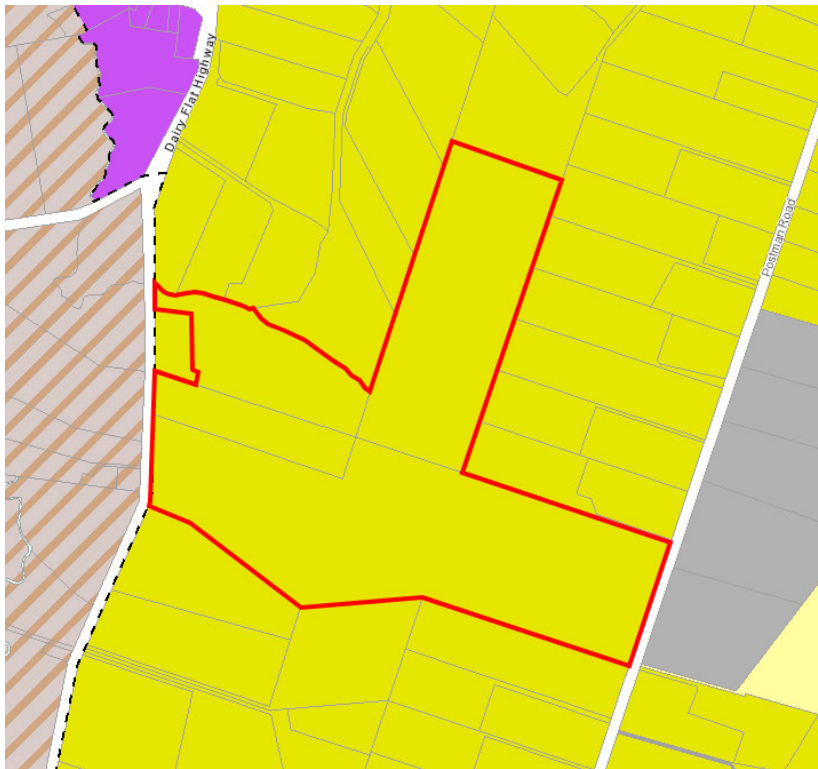


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

10 October 2022

Ngāti Whātua Ōrakei

Via email: tokitaiao@ngatiwhatuaorakei.com

Tēnā koe Ngāti Whātua Ōrakei

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. We understand from the Auckland Council register, that Ngāti Whātua Ōrakei have expressed an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

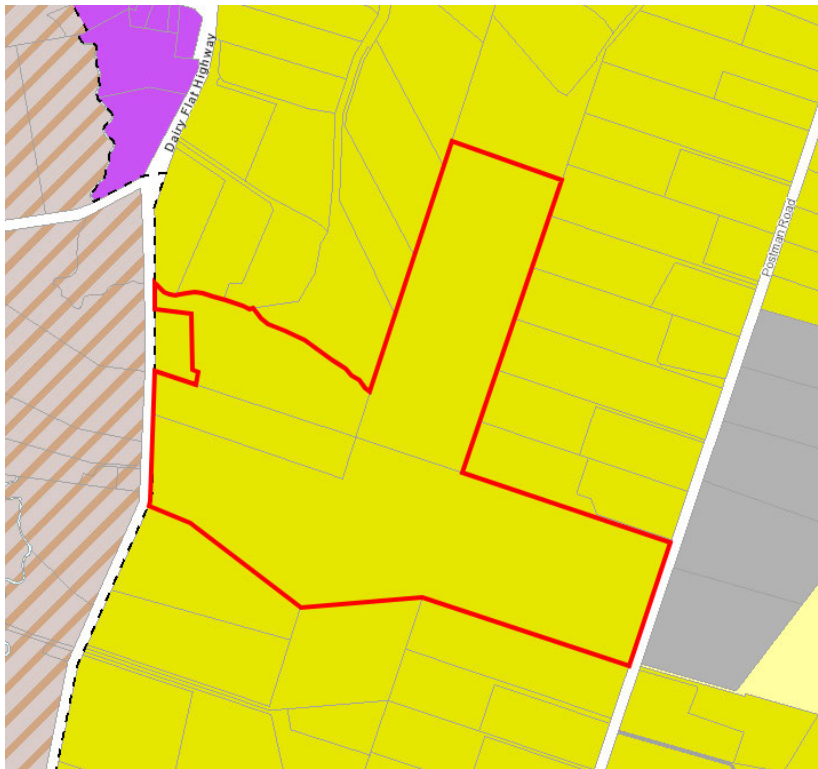


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd are currently undertaking detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Cosette Saville at s 9(2)(a) It would be appreciated if you could reply by **Friday 4 November 2022**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

17 May 2023

Ngāti Tamatera

Via email: rma@tamatera.iwi.nz

Tēnā koe Ngāti Tamatera

Re: Surf Park Fast-Track Project

We write on behalf of AW Holdings 2021 Ltd, in relation to the area of land identified in **Figure 1** below at 1350 Dairy Flat Highway, Dairy Flat. AW Holdings 2021 Ltd is currently preparing a comprehensive master plan for the development of an integrated surf park development comprising a surf park, along with a combination of business and short-term accommodation development on the site. AW Holdings 2021 Ltd intend on applying for a fast-track consent for the surf park and associated development, under the COVID-19 Recovery (Fast-Track Consenting) Act 2020.

You will have hopefully already received the letter from Hon David Parke advising that the proposal will shortly become a referred project under the COVID 19 Recovery (Fast Track Consenting) Act 2020. This will allow a resource consent it to be considered by an expert consenting panel. We understand that Ngāti Tamatera Treaty Settlement Trust may have an interest in this area, and would welcome any feedback you have on the project.



Figure 1 Surf Park – Dairy Flat Site Locality Plan

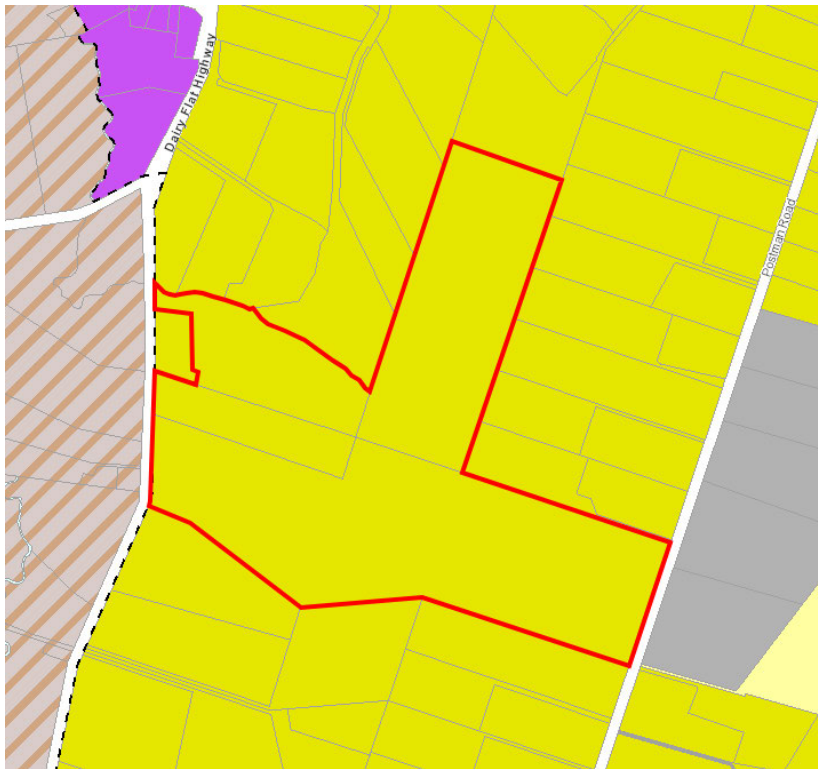


Figure 2 Surf Park – Dairy Flat zoning under the AUP(OP)

The site comprises a total area of approximately 43 hectares and the current zoning of the site under the AUP is Future Urban zone (“FUZ”) (see **Figure 2** above). The site is located west of the North Shore Airport, and has access via both Postman Road and Dairy Flat Highway. The Rural Urban Boundary runs along the western boundary of the site (along Dairy Flat Highway).

AW Holdings 2021 Ltd have undertaken detailed master planning for the site, to inform the referral application to the Ministry for the Environment utilising the Fast-Track consenting process. The Master Plan and resource consent application are being informed by input from various specialist’s assessments of the site. AW Holdings 2021 Ltd are also wishing to engage with interested mana whenua throughout the duration of the project, and we therefore welcome you to register interest in being involved and engaged with on the Surf Park Fast-Track project on an ongoing basis.

Should you wish to discuss this project or provide feedback, please contact Magdalena Regnault at s 9(2)(a) It would be appreciated if you could reply by **Wednesday 7th June 2023**.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Nick Roberts

Director

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

Auckland Council Consultation Summary



Urban & Environmental

From: s 9(2)(a)
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2 - Fast-track Approvals Bill - Referral Application
Date: Tuesday, 26 November 2024 9:50:00 am
Attachments: [image001.png](#)

Morena Dean, Warwick,

I hope you've both been keeping well.

With construction activities for the Auckland Surf Park Community shortly commencing on site, Aventura and the team are now progressing with the preparation of a comprehensive masterplan for Stage 2 of the development. Stage 2 primarily consists of an integrated residential development focussed within the spine of the site in conjunction with adjustments to the site layout consented under Stage 1.

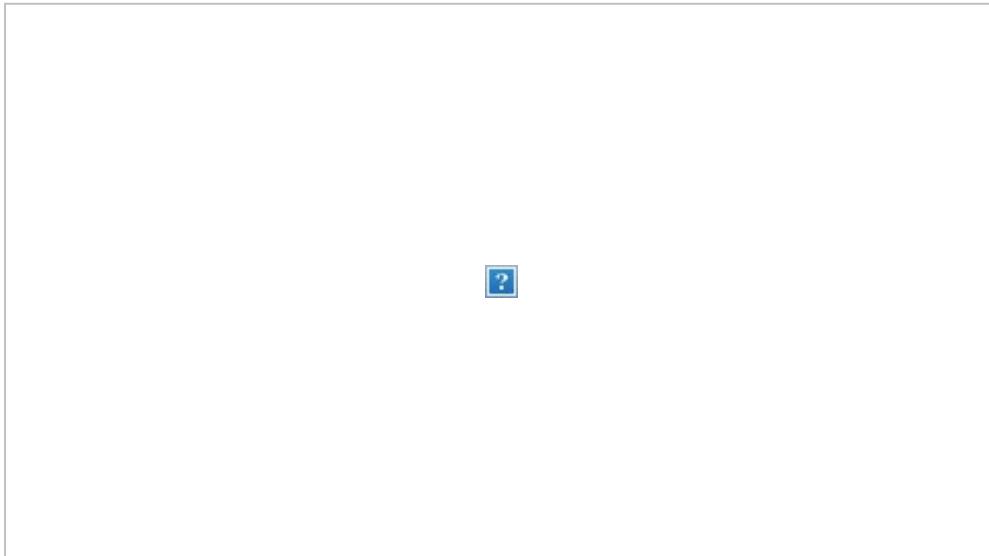


Figure 1: Auckland Surf Park Community subject site.

Similar to Stage 1, we are planning on lodging a referral application under the new Fast-Track Approvals Bill ('FTAB') when the Bill becomes law in December. Our anticipated timeframe for lodgement is prior to the 20th, before the Christmas break.

As we are working to a very tight programme, we wanted to give you an initial heads up that we are looking to book a pre-application meeting in the next few weeks. For this pre-app we are seeking initial involvement from planning only. The purpose of this meeting will be to provide an introduction into the Stage 2 development and provide an opportunity for any questions/high-level feedback ahead of the lodgement of the referral application.

As Stage 1 was managed by the Premium Team, we were hoping that the Stage 2 application can continue with the Premium Team, particularly as the application will involve management of a significant number of specialists. Please let us know what you think and we can look into lodging a request via the portal.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT
Senior Planner
s 9(2)(a)

Level 2
60 Cuba Street
Te Aro
Wellington 6011

barker.co.nz



B&A Logo



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.



Auckland Surf Park Community

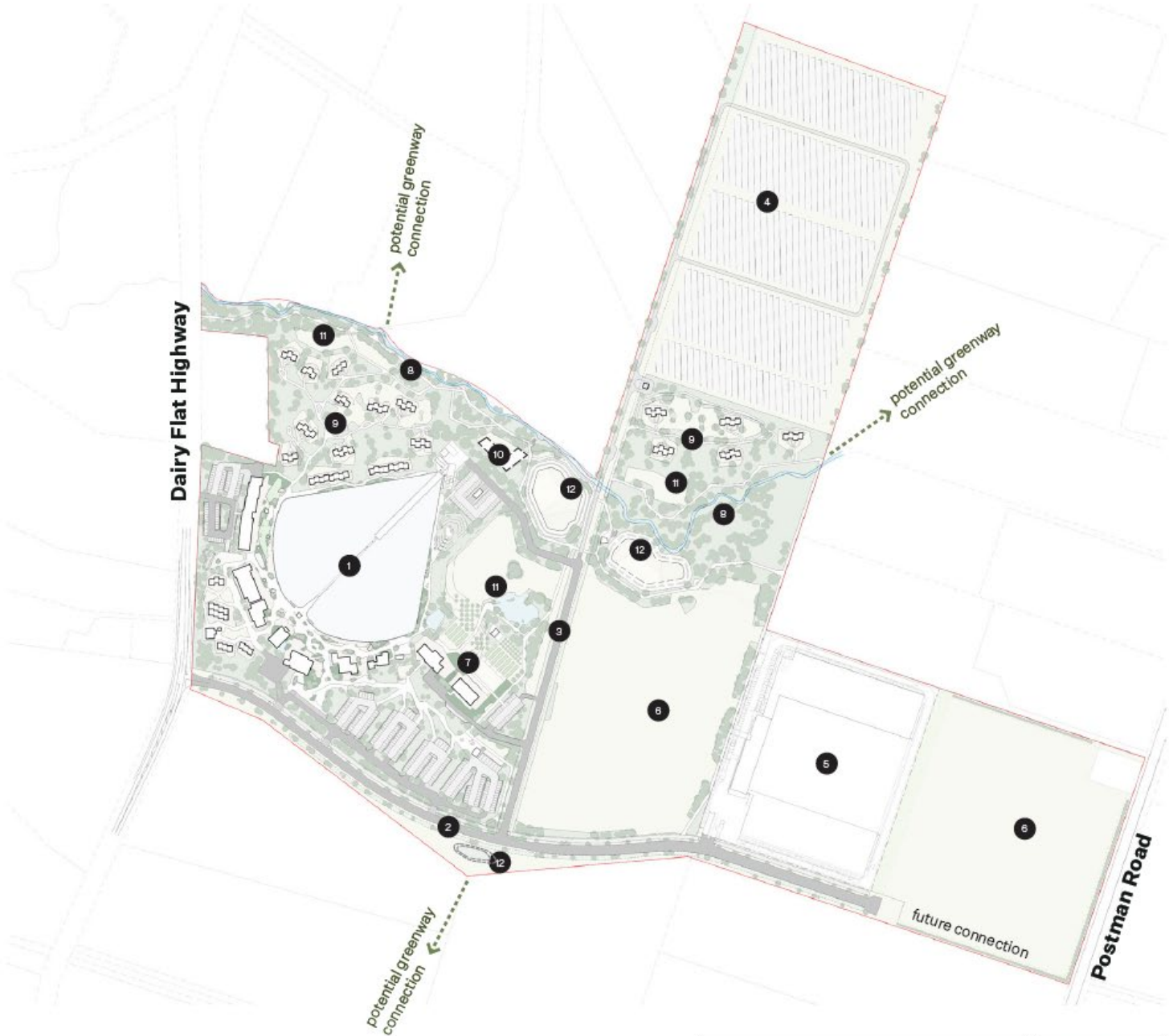
January 2025 Presentation

Stage 1: Approved Resource Consent

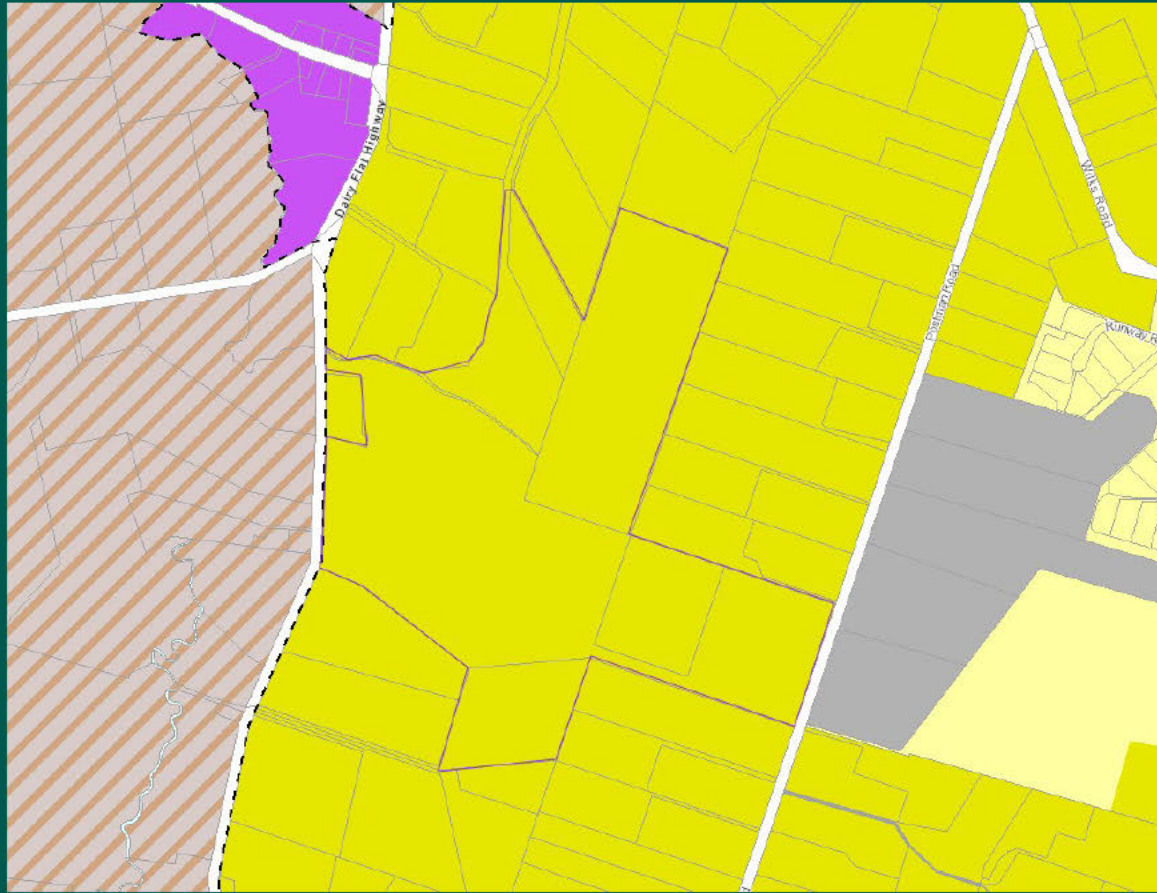
Site Plan

Revision F
24th April 2024

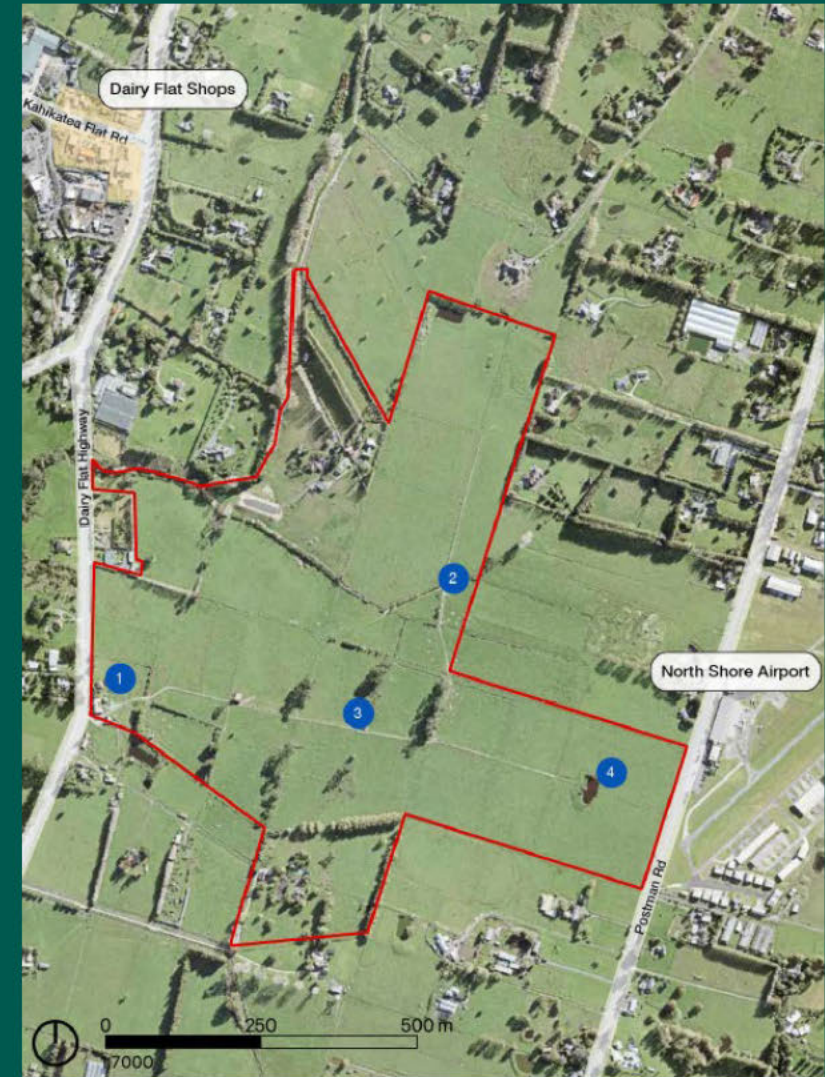
KEY	
Surfing Lagoon	1
Proposed Collector Road	2
Private Local Road	3
Solar Farm	4
Data Center Site	5
Retained Rural Land	6
Farm to Table Restaurant & Gardens	7
Revegetated Stream Corridor	8
Wellness / Visitor Accommodation	9
Indicative initial wastewater treatment plan and indicative future pump station	10
Flexible open space	11
Stormwater Wetland	12



Stage 2: Fast-track Referral Application



- 54ha
- **Future Urban Zone**
- **Frontages to both Dairy Flat Highway & Postman Road**



Proposal

Key Components

Surf Park

- A** Surf Lagoon
- B** Surf Park Operations and staff car-parking area
- C** Visitor Parking amongst native planting and trees with buffer and planting to Highway
- 01** Ticketing / Administration
- 02** Changing
- 03** Surf Rentals
- 04** Surf Academy and pool
- 05** Surf Retail
- 06** Lagoon Restaurant
- E** Dunescape Buffer / Arrival Sequence

Wider Masterplan

- F** Stream Park - Riparian and ecological planting with walking / cycling networks, ponds and wetlands
- G** Hotel Accommodation
- H** Hotel Parking
- I** Stream Park Villa Accommodation set into riparian and revegetating Stream Park
- J** Members Clubhouse overlooking lagoon with separate pool, dining space and social areas
- K** Market Pavillion showcasing local produce and groceries with outdoor plaza dining area
- L** Wellness Centre
- M** Community Building with local amenity (post shop, pharmacy, corner shop) and Creche
- N** Food & Beverage Pavillion Building
- O** Apartment Accomodation in Village Centre
- P** Ground Floor Maker Space / Small Scale Retail Units activating Market Lane
- Q** Live:Work Terraces overlooking communal public park
- R** Light Industrial / Workshop Lots
- S** Residential Neighbourhoods
- T** Neighbourhood Parks and Gardens including play space, lawn areas, communal growing spaces and ecological planting
- U** Residential Lane Access with pedestrian priority
- V** Skate / Wheels Play - Publicly accessible for use by locals and visitors alike
- W** Wastewater Treatment Plant set back from neighbourhoods and within revegetating forest
- X** Stormwater Pond devices integrated with ecological planting
- Y** Road Reserve for future East-West connector road
- Z** Solar Farm (approx. 8.8Ha) local renewable energy source



Environmental Effects Summary

Servicing

- Stormwater: The key recommendations of the Stormwater Assessment for Stage 1 will be adopted into Stage 2. The development will continue to manage existing watercourses, overland flows and flood plains with retention/detention and the maintaining freeboard above the 1%MPD flood event (including climate change).
- Wastewater: The site is not connected to a public wastewater network. It is proposed to construct and operate a private on-site wastewater treatment plant (WWTP), with on-site discharge. Similar to Stage 1, provision will be made for a pumpstation and rising main to the future public network.
- Water supply: The site is not connected to a public water supply network. A number of water supply solutions are available including:
 - Streamtake (existing consent) and rainwater harvesting
 - Bore
 - Treated water from wastewater plant for non-potable uses.

Noise

The proposal includes residential dwellings within a portion of the site subject to the 55dB Ldn noise contours associated with the 09/27 runway at the North Shore Aerodrome.

The North Shore Aerodrome rarely use this runway and have recently published a draft masterplan which seeks to disestablish the runway 09/27.

Until such time the runway is disestablished noise effects associated with the runway can be mitigated through designing and constructing dwellings to achieve an internal level of 40dBA Ldn. This strategy is similar to the Aerodrome subdivision.



Transport

The proposal includes the following key roading arrangements:

- The completion of the collector road to Postman Road as envisaged by the structure plan from Dairy Flat Highway to account for increased trip generation (including that associated with PPC103).
- A north – south spine road to access the proposed dwellings. The road will be designed to be vested.
- All remaining roads to remain in private ownership.
- The masterplan continues consideration for NoR 8 (Dairy Flat Highway road widening) and NoR 1 (Rapid Transit Network).



Ecology

No natural inland wetlands are present on the site.

Similar to Stage 1, no works are proposed within the stream along the boundary of 105 Lascelles Drive. Significant riparian enhancement is proposed along the extent of the stream contained within the site.

Indirect effects associated with earthworks such as increased risk of sedimentation and discharge of other stormwater contaminants, can be adequately managed through appropriate design and erosion and sediment controls.

The site does not include any areas meeting the definition of a significant ecological area (SEA).



Interface with future industrial uses

The site is relatedly well enclosed from surrounding land with all residential activity being located west of NOR 1.

Similar to Stage 1, strong landscape buffers will be established around the perimeter of the site with dwellings also set back from future industrial zoned interfaces. Detailed landscaping plans to be provided.

Medium density residential uses are predominately located south of the stream or well away from interface areas

Data centre uses located east of NOR 1



Next steps



Questions?

Barker & Associates

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Napier | Wellington | Christchurch | Queenstown | Wānaka

Pre-application Meeting Minutes

Project: Auckland Surf Park Community – Stage 2 Referral

Date: 29 January 2025

Time: 1pm

Location: Teams

Attendees:

Name	Role/Organisation
Warwick Pascoe	Auckland Council (AC), Planner
Stuart Dun	Studio Pacific Architecture (SPA), Architect
Kate Blackburne	SPA, Architect
Nick Roberts	Barker & Associates (B&A), Planner
Magdalena Regnault	B&A, Planner

Item	Detail	Action
1	Introductions	
2	B&A presented a refresher of the consented Stage 1 application and introduced the Stage 2 application site and proposal.	
3	SPA presented the Stage 2 masterplan including an overview of the masterplanning process, vision and proposed activities.	
4	B&A presented on the potential environmental effects including servicing, transport, ecology and the interfaces with future industrial uses.	
5	AC generally provided positive feedback in respect of the masterplan and noted that the proposal was well considered. It was noted that an assessment would be undertaken upon lodgement.	
6	AC queried whether the existing Auckland Council Heritage Inventory (CHI 16094) villa would be removed as a part of the proposal. B&A advised that the villa would be removed and an archaeological authority would be sought at substantive application stage under the FTAA.	
7	AC raised the s30 process. B&A advised that the s30 notification process is limited to the substantive application stage.	
8	B&A advised that lodgement was anticipated on the 7 th February. AC advised that they looked forward to receiving the application for comment then.	

Environment Protection Authority Consultation Summary



Urban & Environmental

From: [Fast-Track Info](#)
To: s 9(2)(a)
Subject: Re: Referral application to use the Fast-track - Auckland Surf Park Community
Date: Friday, February 7, 2025 5:04:04 PM
Attachments: [Outlook-A black te.png](#)
[Outlook-Text Desc.png](#)

You don't often get email from info@fasttrack.govt.nz. [Learn why this is important](#)

Kia ora Magdalena

I have sent you through an invite, please let me know if you have any problems.

Ngā mihi

Elliott Dennett (he/him)

Acting Manager, Land and Oceans Applications

+64 4 474 5518 / s 9(2)(a)



**Environmental
Protection Authority**
Te Mana Rauhi Taiao

Follow us on [Facebook](#), [Instagram](#), and [LinkedIn](#)

Our New Zealand Business Number is 9429041901977.

This email message and any attachment(s) are intended for the addressee(s) only.

If you receive this message in error, please notify the sender and delete the message and any attachment(s).

From: ContactFastTrack <contact@fasttrack.govt.nz>
Sent: 07 February 2025 4:24 PM
To: Fast-Track Info <info@fasttrack.govt.nz>
Subject: Fw: Referral application to use the Fast-track - Auckland Surf Park Community

Kia ora team,

Auckland surf park community development referral application wanting access to portal.

Let me know if there's anything else you need me to do.

Ngā mihi,

Maxim Cornish

Customer Insight Advisor



Fast-track is administered by the Environmental Protection Authority. The EPA's New Zealand Business Number is 9429041901977.

This email message and any attachment(s) are intended for the addressee(s) only. If you receive this message in error, please notify the sender and delete the message and any attachments.

From: Magdalena Regnault **S 9(2)(a)**
Sent: Friday, February 7, 2025 4:16 PM
To: ContactFastTrack <contact@fasttrack.govt.nz>
Cc: Nick Roberts **S 9(2)(a)**
Subject: Referral application to use the Fast-track - Auckland Surf Park Community

Kia ora,

We are in the process of preparing a referral application for the second stage of the Auckland Surf Park Community development for lodgment **mid-next week**. Could you please provide us with access to the portal?

Ngā mihi | Kind regards,

**MAGDALENA
REGNAULT**
Senior Planner
S 9(2)(a)

Level 2, 60 Cuba Street,
Te Aro, Wellington 6011

barker.co.nz



B&A Logo



Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | **Wellington** |
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

K

Ministry for the Environment Consultation Summary



Urban & Environmental

From: [FTA Implementation](#)
To: s 9(2)(a)
Subject: Auckland Surf Park Community Stage 2 - Referral Application - Pre-app
Date: Thursday, January 30, 2025 9:34:22 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

You don't often get email from ftaimplementation@mfe.govt.nz. [Learn why this is important](#)

Mōrena Magdalena,

Thank you for your email requesting to meet to discuss your Fast-track application.

Our Communications team are currently working on guidance that will be available on the 7th of February 2025.

If after reading through the guidance you still require a meeting, please contact us via email and include the questions/queries you would like addressed.

Please keep an eye on this page for updates - [Fast-track approvals proposed process | Ministry for the Environment](#).

Thank you again for your patience while we get ready to stand up the new Fast-track Approvals process.

Ngā mihi,

FTA Implementation team

Project Management Office / Te Tari Whakahaere Hinonga

Ministry for the Environment | Manatū Mō Te Taiao ftaimplementation@mfe.govt.nz | environment.govt.nz



Ministry for the
Environment
Manatū Mō Te Taiao



**A flourishing environment
for every generation.**
He taiao tōnui mō ngā
reanga katoa.



From: Magdalena Regnault s 9(2)(a)
Sent: Wednesday, 29 January 2025 2:26 pm
To: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>
Subject: Auckland Surf Park Community Stage 2 - Referral Application - Pre-app

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Kia ora,

I hope you're keeping well.

We are in the process of preparing a referral application for the second stage of the Auckland Surf Park Community development.

We are eager to organise a pre-application meeting initial discussion with the MfE. However, we understand that you may not be taking meetings at this time. Could you please let us know when you anticipate to begin consultation and if there is an official contact for this or if we are best to continue to check in with you here?

We are looking to lodge the referral as soon as possible come 7 February.

Ngā mihi | Kind regards,

MAGDALENA REGNAULT

Senior Planner

s 9(2)(a)

Level 2, 60 Cuba Street,
Te Aro, Wellington 6011

barker.co.nz

Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | **Wellington** |
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.